
West Hertfordshire Hospitals NHS Trust

Site Feasibility Study - Appendices

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Glossary

AONB	Area of Outstanding Natural Beauty
BLR	Brownfield Land Register
EIA	Environmental Impact Assessment
HVCCG	Herts Valleys Clinical Commissioning Group
LPA	Local Planning Authority
NGR	National Grid Reference
NPPF	National Planning Policy Framework (2019)
NPPG	National Planning Practice Guidance (various dates from 2014)
RFLPS	Royal Free London Property Services
SoS	Secretary of State
WGH	Watford General Hospital
WHHT	West Hertfordshire Hospitals NHS Trust

Appendix A – Benchmark Programme & Programme Assumptions

The benchmark programme below is high-level though indicates likely timescales for the delivery of an Emergency Care facility on a generic site. (It is assumed that the generic site is uncontentious in planning terms, fully serviced, accessible and provides a clear development platform.) It has been informed by the approval, design and commissioning processes that WHHT will be required to adhere to by both internal governance structures and also external regulators (business case) approval processes. The task items and timescales relating to planning and construction activities have been informed by Montagu Evans and Currie & Brown respectively, based on their professional expertise and experience of working on comparable schemes.

It is noted that the programme is intended to be ‘progressive’ with certain task items commenced ‘at risk’ due to the imperative for the health facility to be substantially complete by end of 2025. Where tasks have been commenced ‘at risk’ but are outside of the control of the trust, the trust will require the endorsement of the appropriate governing body to confirm the approach.

The Benchmark programme will act as a benchmark for the consideration of deliverability of a health facility at each site under consideration and extended or reduced depending on site specific factors.

Following on from the benchmark programme, a programme has been developed for each site. These have then been reproduced in gantt chart format in Section 7 of the main report. Each of the tables below contains specific assumptions. Generic assumptions are as follows:

- These programmes focus on the main critical path design, approval and construction tasks. As such, they do not show the full range of tasks that will be required for a programme of this magnitude, rather it has been assumed that these will occur concurrent with these main tasks.
- The programme shows Outline Planning up to Resolution to Grant. It has been assumed that the s106 Agreement and Reserved Matters can be dealt with concurrently with further tasks prior to transfer of land / commencement of works.

Benchmark Programme

Ref	Key Tasks / Milestones	Precedents	Duration (months)	Comments / Assumptions
1	<i>Complete Shortlist Options Designs & Massing and Other Activities to identify preferred option (incl site surveys/due diligence)</i>	Commences Sept 2020	4	Includes for each options: High level design, massing, programme, costs (capital, revenue and lifecycle), benefits, risks, valuations and capital investment appraisal. Will also require initial surveys and due diligence to inform design and costings.
2	<i>Approve preferred option</i>	Item 1	1	
3	<i>Negotiate conditional land deal</i>	Item 1	6	Started at risk. Only required if land is not already owned by WHHT
4	<i>Prepare and approve 1:200 designs (RIBA Stage 2)</i>	Item 1	5	Started at risk. To include further intrusive site surveys if required to inform design and costings. Assume includes 3 month pre-app process - commencing 2 months after commencement of stage (note that final pre-app discussions can occur at commencement of Task 5)
5	<i>Outline Town Planning application preparation (RIBA Stage 3) & determination</i>	Item 4	8	Assumes 4 months preparation & 4 months determination (to allow for validation, 12wk (non EIA) statutory process and to close out the Resolution to Grant notice, but unlikely to allow for S106 Agreement which can occur concurrent with Tasks 6 and 8)
6	<i>OBC preparation and approval (WHHT and regulators)</i>	Item 4 and Item 5 (less preparation timing & NHSI approval process)	8	Note assumption that OBC cannot reach treasury until outline planning permission secured (Resolution to Grant - subject to s106 Agreement). Assumes 3 month preparation and 5 month approval process (3 month NHS E/I, 2 months treasury)
7	<i>Procure Building Contractor</i>	Item 4	8	Assume P2020 Framework
8	<i>Contractor Design (RIBA Stage 4) & Pricing</i>	Items 5 and 7	9	Assume incl. designs for and resolution of reserved matters (16wk determination process to be allowed for)
9	<i>FBC preparation and approval (WHHT and</i>	Item 6	18	Assume FBC cannot be submitted until 'substantive'

	<i>regulators)</i>	Item 8 (less preparation time, but plus 1 month prior to approval process)		reserved matters are approved. Assume 11 months for preparation and 7 months for approval process
10	<i>Transfer of land ownership to WHHT</i>	Items 8 and 9	1	Only required if land is not already owned by WHHT
11	<i>Construction, incl Enabling Works (substantially complete)</i>	Item 10 (or 9 if 10 is N/A)	34	Assumes a timely 2yr and 10 month construction programme based on the proposed contractor informed design.
12	<i>WHHT commissioning period</i>	Item 11	3	

Site A – (Kings Langley - KL)

Ref	Key Tasks / Milestones	Precedents	Base Position	Duration – Optimistic (months)	Duration - Pessimistic (months)	Base Comments / Assumptions	Additional Comments / Assumptions
1	<i>Complete Shortlist Options Designs & Activities to identify preferred option (incl site surveys/due diligence)</i>	Commences Sept 2020	4	5	6	Includes for each options: High level design, massing, programme, costs (capital, revenue and lifecycle), benefits, risks, valuations and capital investment appraisal. Will also require initial surveys and due diligence to inform design and costings.	Additional time allowance for: additional enabling work and infrastructure design; potential integration with wider masterplan; engagement with third parties (landowner, highways, etc.). Additional survey work (under a licence agreement) to inform design and costings also likely to be required given 'green-field' nature of site. Due diligence required (title, etc.) to inform deliverability.
2	<i>Approve preferred option</i>	Item 1	1	1	1		Assume approved at risk in absence of land deal.
3	<i>Negotiate conditional land deal</i>	Item 1	6	6	12	Started at risk. Only required if land is not already owned by WHHT	Optimistic / Pessimistic spread based on experience of time required to negotiate and agree conditional land deals
4	<i>Prepare and approve 1:200 designs (RIBA Stage 2)</i>	Item 1	5	10	11	Started at risk. To include further intrusive site surveys if required to inform design and costings. Assume includes 3 month pre-app process - commencing 2 months after commencement of stage (note that final pre-app discussions can occur at commencement of Task 5)	Started at risk. Additional time allowance for further surveys (including seasonal ecology surveys if required), enabling works & infrastructure designs, third party engagement with landowner (potential wider masterplan), Highways, etc. Assume includes 8 to 9 month pre-app process

5	Outline Town Planning application preparation (RIBA Stage 3) & determination	Item 4	8	11	21	Assumes 4 months preparation & 4 months determination (to allow for validation, 12wk (non EIA) statutory process and to close out the Resolution to Grant notice, but unlikely to allow for S106 Agreement which can occur concurrent with Tasks 6 and 8)	Preparation: 5 to 7 months allowed for (to incl. additional time allowance for infrastructure design, third party engagement, EIA and other supporting studies). Determination: Optimistic: 6 months (incl referral to SoS) based on rationale in the Suitability Assessment Form; Pessimistic: Assume 14 months due to land use constraints assessment and potential wider masterplan challenges, based on determination after appeal process.
6	OBC preparation and approval (WHHT and regulators)	Item 4 and Item 5 (less preparation timing & NHSI approval process)	8	8	8	Note assumption that OBC cannot reach treasury until outline planning permission secured (Resolution to Grant - subject to s106 Agreement). Assumes 3 month preparation and 5 month approval process (3 month NHS E/I, 2 months treasury)	
7	Procure Building Contractor	Item 4	8	8	8	Assume P2020 Framework	Assume P2020 framework
8	Contractor Design (RIBA Stage 4) & Pricing	Items 5 and 7	9	10	12	Assume incl. designs for and resolution of reserved matters (16wk determination process to be allowed for)	Additional time allowance for infrastructure, third party engagement, and reserved matters preparation given Green Belt designation.
9	FBC preparation and approval (WHHT and	Item 6 Item 8 (less	18	18	18	Assume FBC cannot be submitted until 'substantive'	

	<i>regulators)</i>	preparation time, but plus 1 month prior to approval process)				reserved matters are approved. Assume 11 months for preparation and 7 months for approval process	
10	<i>Transfer of land ownership to WHHT</i>	Items 8 and 9	1	1	2	Only required if land is not already owned by WHHT	
11	<i>Construction, incl Enabling Works (substantially complete)</i>	Item 10 (or 9 if 10 is N/A)	34	37	45	Assumes a timely 2yr and 10 month construction programme based on the proposed contractor informed design.	Additional time allowance to base position for enabling work (topography, access roads, etc.). Optimistic / Pessimistic spread based on lack of detail at this stage of the project, including potential improvements to motorway junction.
12	<i>WHHT commissioning period</i>	Item 11	3	3	3		

Site B – (Eastern Hemel Hempstead - EH)

Ref	Key Tasks / Milestones	Precedents	Base Position	Duration – Optimistic (months)	Duration - Pessimistic (months)	Base Comments / Assumptions	Additional Comments / Assumptions
1	<i>Complete Shortlist Options Designs & Activities to identify preferred option (incl site surveys/due diligence)</i>	Commences Sept 2020	4	5	6	Includes for each options: High level design, massing, programme, costs (capital, revenue and lifecycle), benefits, risks, valuations and capital investment appraisal. Will also require initial surveys and due diligence to inform design and costings.	Additional time allowance for: additional enabling work and infrastructure design; potential integration with wider masterplan; engagement with third parties (landowner, highways, etc.). Additional survey work (under a licence agreement) to inform design and costings also likely to be required given 'green-field' nature of site. Due diligence required (title, etc.) to inform deliverability.
2	<i>Approve preferred option</i>	Item 1	1	1	1		Assume approved at risk in absence of land deal.
3	<i>Negotiate conditional land deal</i>	Item 1	6	6	12	Started at risk. Only required if land is not already owned by WHHT	Optimistic / Pessimistic spread based on experience of time required to negotiate and agree conditional land deals
4	<i>Prepare and approve 1:200 designs (RIBA Stage 2)</i>	Item 1	5	8	11	Started at risk. To include further intrusive site surveys if required to inform design and costings. Assume includes 3 month pre-app process - commencing 2 months after commencement of stage (note that final pre-app discussions can occur at commencement of Task 5)	Started at risk. Additional time allowance for further surveys (including seasonal ecology surveys if required), enabling works & infrastructure designs, third party engagement with landowner (potential wider masterplan), Highways, etc. Assume includes 6 to 9 month pre-app process

5	Outline Town Planning application preparation (RIBA Stage 3) & determination	Item 4	9	11	21	Assumes 4 months preparation & 4 months determination (to allow for validation, 12wk (non EIA) statutory process and to close out the Resolution to Grant notice, but unlikely to allow for S106 Agreement which can occur concurrent with Tasks 6 and 8)	Preparation: 5 to 7 months allowed for (to incl. additional time allowance for infrastructure design, third party engagement, EIA and other supporting studies). Determination: Optimistic: 6 months (incl referral to SoS) based on rationale in the Suitability Assessment Form; Pessimistic: Assume 14 months due to land use constraints assessment and potential wider masterplan challenges, based on determination after appeal process.
6	OBC preparation and approval (WHHT and regulators)	Item 4 and Item 5 (less preparation timing & NHSI approval process)	8	8	8	Note assumption that OBC cannot reach treasury until outline planning permission secured (Resolution to Grant - subject to s106 Agreement). Assumes 3 month preparation and 5 month approval process (3 month NHS E/I, 2 months treasury)	
7	Procure Building Contractor	Item 4	8	8	8	Assume P2020 Framework	Assume P2020 framework
8	Contractor Design (RIBA Stage 4) & Pricing	Items 5 and 7	9	10	12	Assume incl. designs for and resolution of reserved matters (16wk determination process to be allowed for)	Additional time allowance for infrastructure, third party engagement, and reserved matters preparation given Green Belt designation.
9	FBC preparation and approval (WHHT and	Item 6 Item 8 (less	18	18	18	Assume FBC cannot be submitted until 'substantive'	

	<i>regulators)</i>	preparation time, but plus 1 month prior to approval process)				reserved matters are approved. Assume 11 months for preparation and 7 months for approval process	
10	<i>Transfer of land ownership to WHHT</i>	Items 8 and 9	1	1	2	Only required if land is not already owned by WHHT	
11	<i>Construction, incl Enabling Works (substantially complete)</i>	Item 10 (or 9 if 10 is N/A)	34	36	45	Assumes a timely 2yr and 10 month construction programme based on the proposed contractor informed design.	Additional time allowance to base position for enabling work (access roads, etc.). Optimistic / Pessimistic spread based on lack of detail at this stage of the project.
12	<i>WHHT commissioning period</i>	Item 11	3	3	3		

Site C – (Chiswell Green - CG)

Ref	Key Tasks / Milestones	Precedents	Base Position	Duration – Optimistic (months)	Duration - Pessimistic (months)	Base Comments / Assumptions	Additional Comments / Assumptions
1	<i>Complete Shortlist Options Designs & Activities to identify preferred option (incl site surveys/due diligence)</i>	Commences Sept 2020	4	5	5	Includes for each options: High level design, massing, programme, costs (capital, revenue and lifecycle), benefits, risks, valuations and capital investment appraisal. Will also require initial surveys and due diligence to inform design and costings.	Additional time allowance for: additional enabling work and infrastructure design; potential integration with wider masterplan; engagement with third parties (landowner, highways, etc.). Assume this site already has extensive site investigation surveys so no spread allowed for between optimistic and pessimistic timings. Due diligence required (title, etc.) to inform deliverability.
2	<i>Approve preferred option</i>	Item 1	1	1	1		Assume approved at risk in absence of land deal.
3	<i>Negotiate conditional land deal</i>	Item 1	6	6	12	Started at risk. Only required if land is not already owned by WHHT	Optimistic / Pessimistic spread based on experience of time required to negotiate and agree conditional land deals
4	<i>Prepare and approve 1:200 designs (RIBA Stage 2)</i>	Item 1	5	8	11	Started at risk. To include further intrusive site surveys if required to inform design and costings. Assume includes 3 month pre-app process - commencing 2 months after commencement of stage (note that final pre-app discussions can occur at commencement of Task 5)	Started at risk. Additional time allowance for further surveys (including seasonal ecology surveys if required), enabling works & infrastructure designs, third party engagement with landowner (potential wider masterplan), Highways, etc. Assume includes 6 to 9 month pre-app process

5	Outline Town Planning application preparation (RIBA Stage 3) & determination	Item 4	9	11	21	Assumes 4 months preparation & 4 months determination (to allow for validation, 12wk (non EIA) statutory process and to close out the Resolution to Grant notice, but unlikely to allow for S106 Agreement which can occur concurrent with Tasks 6 and 8)	Preparation: 5 to 7 months allowed for (to incl. additional time allowance for infrastructure design, third party engagement, EIA and other supporting studies). Determination: Optimistic: 6 months (incl referral to SoS) based on rationale in the Suitability Assessment Form; Pessimistic: Assume 14 months due to land use constraints assessment and potential wider masterplan challenges, based on determination after appeal process.
6	OBC preparation and approval (WHHT and regulators)	Item 4 and Item 5 (less preparation timing & NHSI approval process)	8	8	8	Note assumption that OBC cannot reach treasury until outline planning permission secured (Resolution to Grant - subject to s106 Agreement). Assumes 3 month preparation and 5 month approval process (3 month NHS E/I, 2 months treasury)	
7	Procure Building Contractor	Item 4	8	8	8	Assume P2020 Framework	Assume P2020 framework
8	Contractor Design (RIBA Stage 4) & Pricing	Items 5 and 7	9	10	12	Assume incl. designs for and resolution of reserved matters (16wk determination process to be allowed for)	Additional time allowance for infrastructure, third party engagement, and reserved matters preparation given Green Belt designation.
9	FBC preparation and approval (WHHT and	Item 6 Item 8 (less	18	18	18	Assume FBC cannot be submitted until 'substantive'	

	<i>regulators)</i>	preparation time, but plus 1 month prior to approval process)				reserved matters are approved. Assume 11 months for preparation and 7 months for approval process	
10	<i>Transfer of land ownership to WHHT</i>	Items 8 and 9	1	1	2	Only required if land is not already owned by WHHT	
11	<i>Construction, incl Enabling Works (substantially complete)</i>	Item 10 (or 9 if 10 is N/A)	34	36	45	Assumes a timely 2yr and 10 month construction programme based on the proposed contractor informed design.	Additional time allowance to base position for enabling work (access roads, etc.). Optimistic / Pessimistic spread based on lack of detail at this stage of the project.
12	<i>WHHT commissioning period</i>	Item 11	3	3	3		

Site D – (Radlett Airfield - RA)

Ref	Key Tasks / Milestones	Precedents	Base Position	Duration – Optimistic (months)	Duration - Pessimistic (months)	Base Comments / Assumptions	Additional Comments / Assumptions
1	<i>Complete Shortlist Options Designs & Activities to identify preferred option (incl site surveys/due diligence)</i>	Commences Sept 2020	4	5	6	Includes for each options: High level design, massing, programme, costs (capital, revenue and lifecycle), benefits, risks, valuations and capital investment appraisal. Will also require initial surveys and due diligence to inform design and costings.	Additional time allowance for: additional enabling work and infrastructure design; potential integration with wider masterplan; engagement with third parties (landowner, highways, etc.). Additional survey work (under a licence agreement) to inform design and costings also likely to be required given 'green-field' nature of site. Due diligence required (title, etc.) to inform deliverability.
2	<i>Approve preferred option</i>	Item 1	1	1	1		Assume approved at risk in absence of land deal.
3	<i>Negotiate conditional land deal</i>	Item 1	6	6	12	Started at risk. Only required if land is not already owned by WHHT	Optimistic / Pessimistic spread based on experience of time required to negotiate and agree conditional land deals
4	<i>Prepare and approve 1:200 designs (RIBA Stage 2)</i>	Item 1	5	8	11	Started at risk. To include further intrusive site surveys if required to inform design and costings. Assume includes 3 month pre-app process - commencing 2 months after commencement of stage (note that final pre-app discussions can occur at commencement of Task 5)	Started at risk. Additional time allowance for further surveys (including seasonal ecology surveys if required), enabling works & infrastructure designs, third party engagement with landowner (potential wider masterplan), Highways, etc. Assume includes 6 to 9 month pre-app process

5	Outline Town Planning application preparation (RIBA Stage 3) & determination	Item 4	9	11	21	Assumes 4 months preparation & 4 months determination (to allow for validation, 12wk (non EIA) statutory process and to close out the Resolution to Grant notice, but unlikely to allow for S106 Agreement which can occur concurrent with Tasks 6 and 8)	Preparation: 5 to 7 months allowed for (to incl. additional time allowance for infrastructure design, third party engagement, EIA and other supporting studies). Determination: Optimistic: 6 months (incl referral to SoS) based on rationale in the Suitability Assessment Form; Pessimistic: Assume 14 months due to land use constraints assessment and potential wider masterplan challenges, based on determination after appeal process.
6	OBC preparation and approval (WHHT and regulators)	Item 4 and Item 5 (less preparation timing & NHSI approval process)	8	8	8	N Note assumption that OBC cannot reach treasury until outline planning permission secured (Resolution to Grant - subject to s106 Agreement). Assumes 3 month preparation and 5 month approval process (3 month NHS E/I, 2 months treasury)	
7	Procure Building Contractor	Item 4	8	8	8	Assume P2020 Framework	Assume P2020 framework
8	Contractor Design (RIBA Stage 4) & Pricing	Items 5 and 7	9	10	12	Assume incl. designs for and resolution of reserved matters (16wk determination process to be allowed for)	Additional time allowance for infrastructure, third party engagement, and reserved matters preparation given Green Belt designation.
9	FBC preparation and approval (WHHT and	Item 6 Item 8 (less	18	18	18	Assume FBC cannot be submitted until 'substantive'	

	<i>regulators)</i>	preparation time, but plus 1 month prior to approval process)				reserved matters are approved. Assume 11 months for preparation and 7 months for approval process	
10	<i>Transfer of land ownership to WHHT</i>	Items 8 and 9	1	1	2	Only required if land is not already owned by WHHT	
11	<i>Construction, incl Enabling Works (substantially complete)</i>	Item 10 (or 9 if 10 is N/A)	34	36	45	Assumes a timely 2yr and 10 month construction programme based on the proposed contractor informed design.	Additional time allowance to base position for enabling work (access roads, etc.). Optimistic / Pessimistic spread based on lack of detail at this stage of the project.
12	<i>WHHT commissioning period</i>	Item 11	3	3	3		

Site E - (Watford Riverwell - WR)

Ref	Key Tasks / Milestones	Precedents	Base Position	Duration – Optimistic (months)	Duration - Pessimistic (months)	Base Comments / Assumptions	Additional Comments / Assumptions
1	<i>Complete Shortlist Options Designs & Massing and Other Activities to identify preferred option (incl site surveys/due diligence)</i>	Commences Sept 2020	4	4	4	Includes for each options: High level design, massing, programme, costs (capital, revenue and lifecycle), benefits, risks, valuations and capital investment appraisal. Will also require initial surveys and due diligence to inform design and costings.	
2	<i>Approve preferred option</i>	Item 1	1	1	1		
3	<i>Negotiate conditional land deal</i>	Item 1	6	6	12	Started at risk. Only required if land is not already owned by WHHT	
4	<i>Prepare and approve 1:200 designs (RIBA Stage 2)</i>	Item 1	5	5	8	Started at risk. To include further intrusive site surveys if required to inform design and costings. Assume includes 3 month pre-app process - commencing 2 months after commencement of stage (note that final pre-app discussions can occur at commencement of Task 5)	Assume 3 month pre-app for optimistic timing and 6 month pre-app for pessimistic timeline
5	<i>Outline Town Planning application preparation</i>	Item 4	8	9	10	Assumes 4 months preparation & 4 months	Assume non EIA planning application for optimistic timing

	<i>(RIBA Stage 3) & determination</i>					determination (to allow for validation, 12wk (non EIA) statutory process and to close out the Resolution to Grant notice, but unlikely to allow for S106 Agreement which can occur concurrent with Tasks 6 and 8)	and EIA planning application for pessimistic timing (4 week determination difference). Assume additional month for linking in to wider (existing) masterplan
6	<i>OBC preparation and approval (WHHT and regulators)</i>	Item 4 and Item 5 (less preparation timing & NHSI approval process)	8	8	8	Note assumption that OBC cannot reach treasury until outline planning permission secured (Resolution to Grant - subject to s106 Agreement). Assumes 3 month preparation and 5 month approval process (3 month NHS E/I, 2 months treasury)	
7	<i>Procure Building Contractor</i>	Item 4	8	8	8	Assume P2020 Framework	
8	<i>Contractor Design (RIBA Stage 4) & Pricing</i>	Items 5 and 7	9	9	9	Assume incl. designs for and resolution of reserved matters (16wk determination process to be allowed for)	
9	<i>FBC preparation and approval (WHHT and regulators)</i>	Item 6 Item 8 (less preparation time, but plus 1 month prior to approval process)	18	18	18	Assume FBC cannot be submitted until 'substantive' reserved matters are approved. Assume 11 months for preparation and 7 months* for approval process	
10	<i>Transfer of land</i>	Items 8 and	1	1	2	Only required if land is not	

	ownership to WHHT	9				already owned by WHHT	
11	Construction, incl Enabling Works (substantially complete)	Item 10 (or 9 if 10 is N/A)	34	34	45	Assumes a timely 2yr and 10 month construction programme based on the proposed contractor informed design.	Optimistic / Pessimistic spread based on lack of detail at this stage of the project (In addition, assumes 4 months enabling work undertaken following business case approval (5 months after OBC approval), followed by 5 months' demolition & site preparation (to trust land only – noted that site has contouring which could be addressed during the site preparation period))
12	WHHT commissioning period	Item 11	3	3	3		

Site F - (Watford Owned – WO)

The scope of works for this option is detailed in Appendix XX. This option allows for enabling works to be undertaken following approval of a business case sanctioned by the OBC approval process.

Ref	Key Tasks / Milestones	Precedents	Base Position	Duration – Optimistic (months)	Duration - Pessimistic (months)	Base Comments / Assumptions	Additional Comments / Assumptions
1	<i>Complete Shortlist Options Designs & Massing and Other Activities to identify preferred option (incl site surveys/due diligence)</i>	Commences Sept 2020	4	4	4	Includes for each options: High level design, massing, programme, costs (capital, revenue and lifecycle), benefits, risks, valuations and capital investment appraisal. Will also require initial surveys and due diligence to inform design and costings.	
2	<i>Approve preferred option</i>	Item 1	1	1	1		
3	<i>Negotiate conditional land deal</i>	Item 1	6	0	0	Started at risk. Only required if land is not already owned by WHHT	N/A
4	<i>Prepare and approve 1:200 designs (RIBA Stage 2)</i>	Item 1	5	5	8	Started at risk. To include further intrusive site surveys if required to inform design and costings. Assume includes 3 month pre-app process - commencing 2 months after commencement of stage (note that final pre-app discussions can occur at	Assume 6 month pre-app for pessimistic timeline

						commencement of Task 5)	
5	Outline Town Planning application preparation (RIBA Stage 3) & determination	Item 4	8	8	9	Assumes 4 months preparation & 4 months determination (to allow for validation, 12wk (non EIA) statutory process and to close out the Resolution to Grant notice, but unlikely to allow for S106 Agreement which can occur concurrent with Tasks 6 and 8)	Assume non EIA planning application for optimistic timing and EIA planning application for pessimistic timing (4 week determination difference).
6	OBC preparation and approval (WHHT and regulators)	Item 4 and Item 5 (less preparation timing & NHSI approval process)	8	8	8	Note assumption that OBC cannot reach treasury until outline planning permission secured (Resolution to Grant - subject to s106 Agreement). Assumes 3 month preparation and 5 month approval process (3 month NHS E/I, 2 months treasury)	
7	Procure Building Contractor	Item 4	8	8	8	Assume P2020 Framework	
8	Contractor Design (RIBA Stage 4) & Pricing	Items 5 and 7	9	9	9	Assume incl. designs for and resolution of reserved matters (12wk determination process to be allowed for)	
9	FBC preparation and approval (WHHT and regulators)	Item 6 Item 8 (less preparation time, but plus 1 month prior	18	18	18	Assume FBC cannot be submitted until 'substantive' reserved matters are approved. Assume 11 months for preparation and 7 months*	

		to approval process)				for approval process	
10	<i>Transfer of land ownership to WHHT</i>	Items 8 and 9	1	0	0	Only required if land is not already owned by WHHT	Land Owned by WHHT
11	<i>Construction, incl Enabling Works (substantially complete)</i>	Item 10 (or 9 if 10 is N/A)	34	24 (+ enabling work & site prep)	35 (+ enabling work & site prep)	Assumes a timely 2yr and 10 month construction programme based on the proposed contractor informed design.	Main construction, based on a c. 30,000 sq m hospital, assumes 2yr optimistic construction programme and 2 yr 9 month pessimistic timing. (In addition, assumes 8 months enabling work undertaken following business case approval (5 months after OBC approval), followed by 9 months' demolition & site preparation.)
12	<i>WHHT commissioning period</i>	Item 11	3	3	3		

Appendix B – Planning Policies

This appendix includes the adopted development plan for the three local planning authorities: Dacorum, St Albans, and Watford.

In some cases the LPA is in the process of revising its local plan. Explained below is the regard that has been paid to such emerging documentation.

B1. Dacorum

B1i. Adopted Development Plan

The current development plan for Dacorum Borough Council is made up of the following¹:

- Dacorum Borough’s Local Planning Framework Core Strategy (adopted September 2013);
- Dacorum Site Allocations DPD (adopted July 2017);
- ‘Saved’ policies from the Dacorum Borough Local Plan 1991-2011 (adopted April 2004), not superseded by the above;
- Grovehill Neighbourhood Plan (May 2018);
- Hertfordshire Minerals Local Plan Review 2002-2016 (adopted March 2007);
- Hertfordshire Waste Core Strategy and Development Management Policies (adopted November 2012); and
- Hertfordshire Waste Site Allocations Document (adopted July 2014).

B1ii. Emerging Planning Policy

The Council is preparing a new Local Plan and published an ‘Issues and Options’ (Regulation 18) document for consultation in late 2017. Following detailed consideration of the responses to that consultation and the completion of further evidential work to inform preparation of the Local Plan, the Council is working towards a Pre-Submission Draft Consultation commencing in late 2020 (around November).

It has consulted on ‘site options’ that have been put forward by landowners. One of the sites covers a similar area to Site A (KL). The LPA refers to this as ‘KL-h3 – Land to the east of A41 and Wayside Farm, Watford Road’².

Site Location – KL-h3

Uses Listed in Consultation Documentation

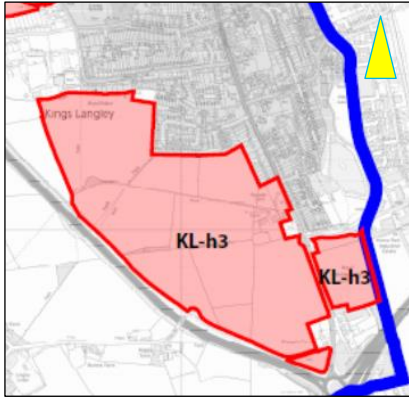
Potential for mixed housing and employment uses. Housing capacity to be confirmed, but maximum of around 1,000 homes if the whole site is built-out, or around 300 if part of the site is used for employment uses.

Potential to also deliver (depending on the extent of site and mix of uses):

- 40% affordable housing.
- New primary school.
- Improved footpath links.

¹ http://www.dacorum.gov.uk/docs/default-source/strategic-planning/local-development-scheme-2018-2022---updated-april-2020.pdf?sfvrsn=b7e0f9e_8

² http://www.dacorum.gov.uk/docs/default-source/strategic-planning/kings-langley-site-options---board-9.pdf?sfvrsn=83e9339e_4



- Off-site road improvements.
- Informal recreation and open space as part of community benefits, such as a small park or allotments.
- Contributions towards wider infrastructure improvements for the village.
- Up to 18 hectares of land set aside for employment use in the longer term i.e. post 2036. This land would continue to be farmed in the meantime.

It is too early to say whether or not this site will be brought forward into the next stage of the emerging local plan (the Regulation 19 stage). If it is, this land will be removed from the Green Belt but a new hospital would be a departure given the uses that are currently being envisaged.

B2. St Albans

B2i. Adopted Development Plan

The Development Plan for St Albans District is made up of the following documents:

- District Local Plan Review 1994 ('saved' policies);
- St Albans inset map;
- Harpenden inset map;
- Fleetville inset map;
- London Colney inset map;
- Policy Map 1;
- Policy Map 2;
- Policy Map 3;
- Policy Map 4;
- Harpenden Neighbourhood Plan;
- Waste Core Strategy & Development Management Policies DPD (Adopted 2012);
- Waste Site Allocations DPD - Adopted July 2014; and
- The Hertfordshire Minerals Local Plan 2007.

B2ii. Emerging Planning Policy

The Council submitted its draft 'Local Plan 202-2036' to the Secretary of State in March 2019. In April 2020 the local plan Inspectors wrote to the Council expressing serious concerns regarding the 'Duty to Cooperate' which is a legal requirement of the local plan preparation process. Whilst they reserved final judgement pending a response from the Council, the Inspectors said that there was a very strong likelihood that there will be no other option other than the Plan being withdrawn from examination or them writing a final report recommending its non-adoption because of a failure to satisfy the Duty to Cooperate.

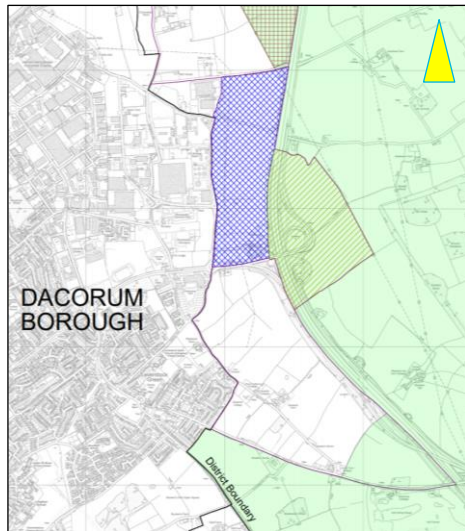
Therefore, it looks unlikely that the Council will have a replacement local plan in the near future. This situation also means that limited weight can be attached to the draft policies of the emerging local plan.

Of the sites that we are examining, one are proposed to be allocated for development in the emerging local plan. The other two sites in St Albans are not proposed to be allocated³, namely:

- **Site C (CG)** – this would remain in the Green Belt.

The proposed allocations are as follows:

Site Location – East Hemel Hempstead Uses Listed in Draft Policy S6



Policy S6 ii) – East Hemel Hempstead (Central) Broad Location

1. Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders;
2. Accordance with the aims and status of the Hertfordshire Enviro-Tech Enterprise Zone to deliver both Enviro-Tech Businesses and environmentally friendly buildings;
3. Employment provision for a range of uses including: offices, research and development, light industrial and logistics; within the approximately 55 Ha area north of Breakspear Way and south of Punchbowl Lane;
4. A significant new Business Park consisting primarily of B1 office accommodation on the southern approximately 17 Hectares of the site;
5. A significant new logistics and mixed industrial area on the northern approximately 38 Hectares of the site;
6. Sufficient variety of employment uses must be provided over time to offer in the order of 10,000 jobs. Over-concentration of low employment generating logistics uses will not be permitted. The first phase of employment development will be required to provide some starter units / incubator space;
7. Retention of important trees and landscape features;
8. A new link road from M1 junction 8 to the Green Lane/Boundary Way roundabout;
9. Multi-Modal Transport Interchange with facilities to encourage and facilitate modes of transport other than the private car;
10. Use of the exceptional environmental opportunities provided by this scale of employment development including Combined Heat & Power and large scale solar power generation;
11. One 15 pitch Gypsy and Traveller site;
12. Full exploration of possibilities for an offsite construction

³ https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/examination-library/CD%20003%20Policies%20Map%20Whole%20District_tcm15-67021.pdf

facility (primarily for modular housing) within the logistics and mixed industrial area;

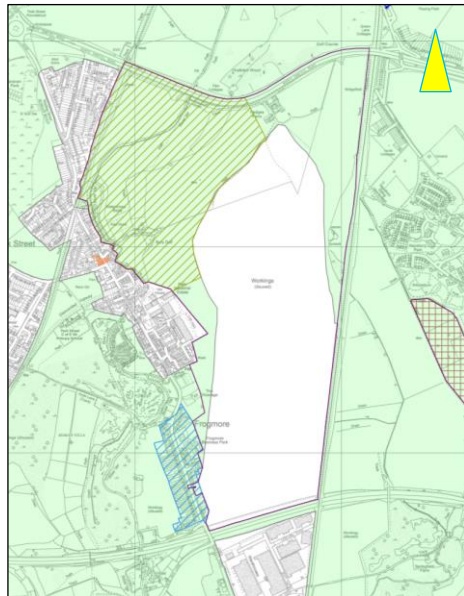
13. Appropriate buffer zones and mitigations to address the Buncefield oil depot and pipelines; and
14. Design to mitigate adverse impacts from motorway noise and air pollution.

Policy S6 iii) – East Hemel Hempstead (South) Broad Location

1. Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders;
2. Minimum capacity 2,400 dwellings;
3. The 2,400 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2;
4. A positive relationship with Leverstock Green and the wider existing neighbourhood structure of Hemel Hempstead;
5. Minimum 40% Affordable Housing in accordance with Policy L3;
6. Minimum overall net density 40 dwellings per hectare;
7. Housing size, type and mix as set out in Policy L1 and Appendix 6 [of the draft local plan];
8. Strategic and local public open space, including managed woodland and ecological network links;
9. Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt;
10. A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to the south east;
11. Retention of important trees and landscape features;
12. One new 3FE and one new 2FE primary schools, including Early Years provision, to serve the new community;
13. Transport network (including walking and cycling links) and public transport services upgrades/improvements;
14. 3% of homes provided to be self-build housing;
15. New neighbourhood and local centres, including commercial development opportunities; which provide support for, rather than competition with, existing Leverstock Green facilities;
16. Recreation space and other community facilities, including health provision;
17. Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands;

18. One 15 pitch Gypsy and Traveller site;
19. Excellence in design, energy efficiency and water management;
20. Appropriate renewable energy production and supply mechanisms; and
21. Design to mitigate adverse impacts from motorway noise and air pollution.

Site Location – Site D Former Radlett Aerodrome



L8 Primarily Residential Areas
 L9 Primarily Business Use Areas

Uses Listed in draft Policy S6 xi) – Park Street Garden Village Broad Location

The development will be required to deliver:

1. Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders;
2. Minimum capacity 2,300 dwellings;
3. The 2,300 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 20 units to provide special needs accommodation in accordance with Policy L2;
4. Minimum 40% Affordable Housing in accordance with Policy L3;
5. Minimum overall net density 40 dwellings per hectare;
6. Housing size, type and mix as set out in Policy L1 and Appendix 6 [of the draft local plan];
7. Strategic and local public open space, including managed woodland and ecological network links;
8. Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt;
9. A substantial new Country Park providing facilities for new and existing communities;
10. Retention of important trees and landscape features;
11. One 3FE and one 2FE primary schools, including Early Years provision, to serve the new community;
12. An 8FE secondary school to serve the new and existing communities;
13. Transport network (including walking and cycling links) and public transport services upgrades/improvements, including a local bypass route for Park Street and improvements to the A414 as a strategic route for the wider area;
14. New park and rail facility on the Abbey Railway Line south of the A414;

-
15. 15-20 minute peak period service on the Abbey Railway Line from date of first house occupation. This will likely require a new passing loop on the Abbey Railway Line, either on site or delivered elsewhere;
 16. 3% of homes provided to be self-build housing;
 17. New neighbourhood and local centres, including commercial development opportunities;
 18. Recreation space and other community facilities, including health provision;
 19. Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands;
 20. Excellence in design, energy efficiency and water management;
 21. Appropriate renewable energy production and supply mechanisms;
 22. Two 15 pitch Gypsy and Traveller sites;
 23. Full exploration of possibilities for direct services to Euston via Watford and/or links to a future Metropolitan Line extension in Watford;
 24. Full exploration of possibilities for an Abbey Line stop or active travel routes / measures directly serving the BRE; and
 25. Full exploration of possibilities for an additional station on the Midland Mainline.

As noted above there appear to be serious issues with the emerging St Albans local plan, such that it may have to be withdrawn. If this happens there could be a delay of two or three years before a new plan can be examined. Nevertheless, it is clear that the Council thought that two of the sites that we are looking at should be released for development and some weight could be given to this situation. However, it is also clear that the Council did not envisage a hospital on either of these sites.

B3. Watford

Adopted Development Plan

The development plan for Watford currently consists of:

- Watford Local Plan Part 1 – Core Strategy 2006 – 2031 (adopted 30 January 2013);
- the remaining saved policies of the Watford District Plan 2000; and
- the Waste Core Strategy and Development Management policies 2011-2026 in the Minerals and Waste Local Plan, prepared by Hertfordshire County Council.

Emerging Planning Policy

Between 27 September and 8 November 2019 the Council consulted on the First Draft Local Plan. On the draft Policies Map (extract below), the Watford General Hospital site is on the boundary of the 'high sustainability zone' and the 'medium sustainability zone'. The sustainability zones guide considerations such as the density of development and the provision of motor vehicle and bicycle parking; they do not have a bearing on the acceptability or otherwise of a hospital.

Adjacent to the existing hospital is a proposed 'Mixed Use' allocation. The supporting text of the draft plan⁴ (paragraph 5.4.5) explains that the proposed policy aims to support mixed use development while ensuring that incompatible land uses are not located together as part of mixed use schemes. The aim is to provide high quality design and amenity for inhabitants of the residential elements of a scheme, while ensuring that any employment activities are not undermined as a result of co-location.

Draft Policy E5.3 (Mixed Use Development) then says that mixed-use development will be supported in principle where the development is complementary to employment uses and would not undermine any existing employment function on or adjacent to the site. It then notes that:

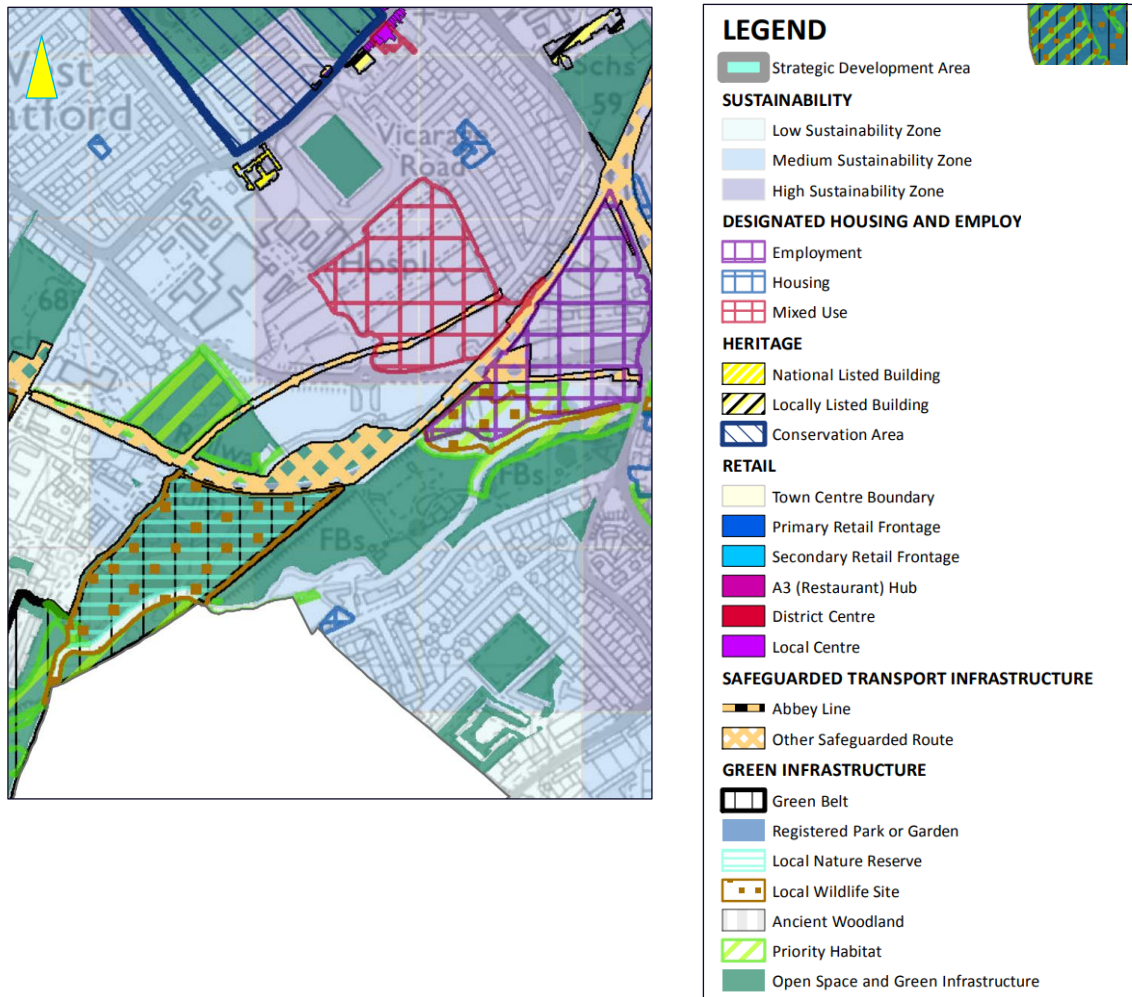
"Mixed use development proposals which co-locate light industrial, storage or distribution floor space with residential and / or other sensitive uses are required to demonstrate that appropriate design mitigation will be provided in any residential element. In appropriate locations, proposals for mixed use development within categories A, B1, B8, C1, C3, C4 and D will be supported.

"Mixed use development proposals where one of the uses falls into the Sui Generis category should be assessed for suitability on a case by case basis."

This draft policy does not specifically list Use Class C2 (residential institutions) which is the use class of a hospital. However, in our opinion, it seems clear that the intention is not to provide a 'closed' list of uses that are acceptable; rather it lists uses that are likely to be acceptable but also signals that uses that are not listed may also be acceptable when considered on a case-by-case basis. Consequently, we do not consider this proposed designation to be an impediment to healthcare development on this land.

⁴ <https://www.watfordlocalplan.co.uk/first-draft-local-plan1>

Extract from Watford's Draft Local Plan Policies Map (2019)

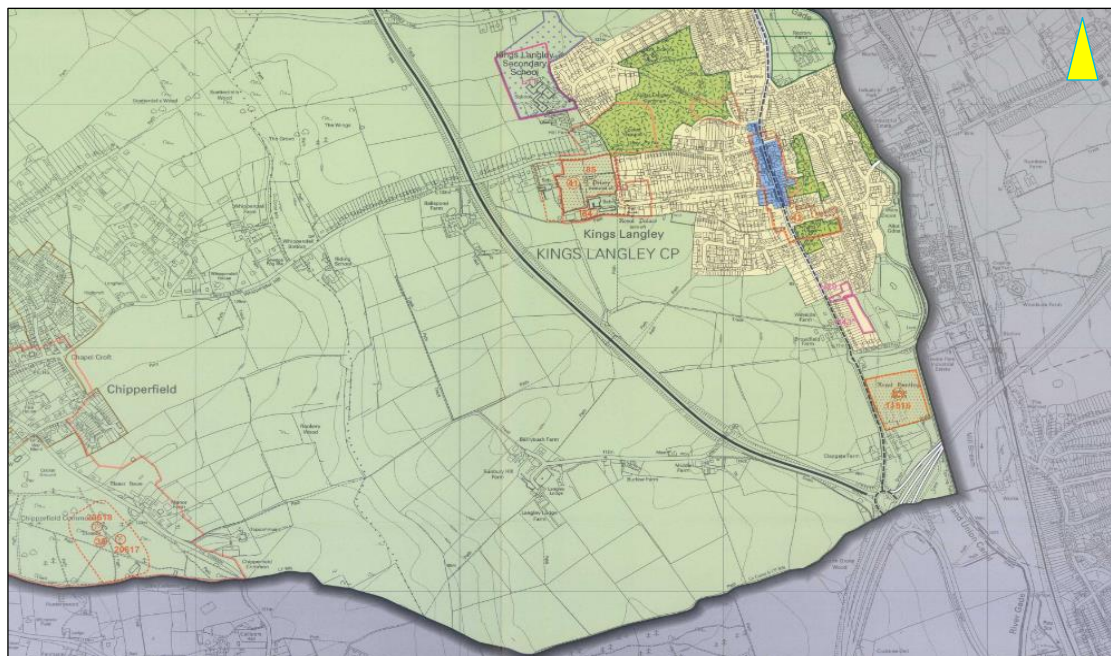



Source – https://fd198c31-76ed-460c-8b90-4dac3f151e20.filesusr.com/ugd/b57e7b_96a2388d8adc4a6c8d91e479788fd672.pdf

Appendix C – Policies Map Extract

C1. Site A (KL)

Extract from Adopted Policies Map for Dacorum's Local Plan (2004), Core Strategy (2013) and Site Allocations DPD (2017)





DACORUM BOROUGH LOCAL PLAN 1991-2011

Adopted April 2004
Proposals Map Sheet 5


WRITTEN STATEMENT
POLICY NUMBERS

<p>NOTATION</p> <p> Borough Boundary</p> <p> Limit of Proposals Map Sheet</p> <p>POLICY AREAS</p> <p> Town</p> <p> Large Village</p> <p> The Green Belt</p> <p> Major Developed Site in the Green Belt</p> <p> Small Village in the Green Belt</p> <p> The Rural Area</p> <p> Small Village in the Rural Area</p> <p> Residential Area within a Town or Large Village</p> <p> General Employment Area</p> <p> Town Centre / Local Centre</p> <p> Open Land</p> <p> Employment Area in the Green Belt</p> <p> Conversion of Employment Land to Housing and other uses</p> <p>SHOPPING AREA IN A TOWN CENTRE</p> <p> Main Shopping Frontage</p> <p> Mixed Frontage</p> <p> Shopping Area in a Local Centre</p> <p> Main Out of Centre Retail Location</p> <p> Area of Outstanding Natural Beauty</p> <p> Site of Special Scientific Interest and/or Nature Reserve</p> <p> Conservation Area</p> <p> Park or Garden of Special Historic Interest</p> <p> Scheduled Ancient Monument</p> <p> Area of Archaeological Significance</p> <p> Area covered by an Article 4 Direction</p> <p> Regionally Important Geological/Geomorphological Site</p>	<p>WRITTEN STATEMENT POLICY NUMBERS</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9, 21</p> <p>9, 31</p> <p>9, 38-40, 41</p> <p>9, 116</p> <p>32</p> <p>33</p> <p>42</p> <p>43</p> <p>44</p> <p>97</p> <p>102, 103</p> <p>120, 121</p> <p>114</p> <p>118</p> <p>118</p> <p>96</p> <p>102, 103</p>	<p>NOTATION</p> <p>PROPOSED ROAD HIERARCHY</p> <p>STRATEGIC/PRIMARY ROAD</p> <p> Motorway (Blue "M" Signed)</p> <p> Trunk (Green "A" Signed)</p> <p> County Principal (Green "A" Signed)</p> <p>MAIN DISTRIBUTOR ROAD</p> <p> County Principal (White "A" Signed)</p> <p>SECONDARY DISTRIBUTOR ROAD</p> <p> County Non-Principal Category 1</p> <p>KEY LOCAL DISTRIBUTOR ROAD</p> <p> Key Local Distributor Road</p> <p>PROPOSAL SITES AND SCHEMES</p> <p>Each number on the Proposals Map is referred to in the Schedules contained at the end of individual Sections in Part 3 of the Plan. Any proposal indicated with an asterisk is an Area of Special Restraint (Policy 117)</p> <p> Housing</p> <p> Employment</p> <p> Shopping</p> <p> Transport</p> <p> Social & Community Facilities</p> <p> Leisure & Tourism</p> <p> Environment</p> <p>Proposals not specifically referred to in the keys of the Proposals Map Sheets apply to the whole of the Borough.</p>	<p>WRITTEN STATEMENT POLICY NUMBERS</p> <p>50-55</p>
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Dacorum Borough Council, Leicestershire MK16 1BQ

Map produced by: David Jones Ltd, Leicestershire



Scale 1:10,000

Source – http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-borough-local-plan-1991-2011---map-sheet-5.pdf?sfvrsn=4f2a3d9e_2

C2. Site B (EH)

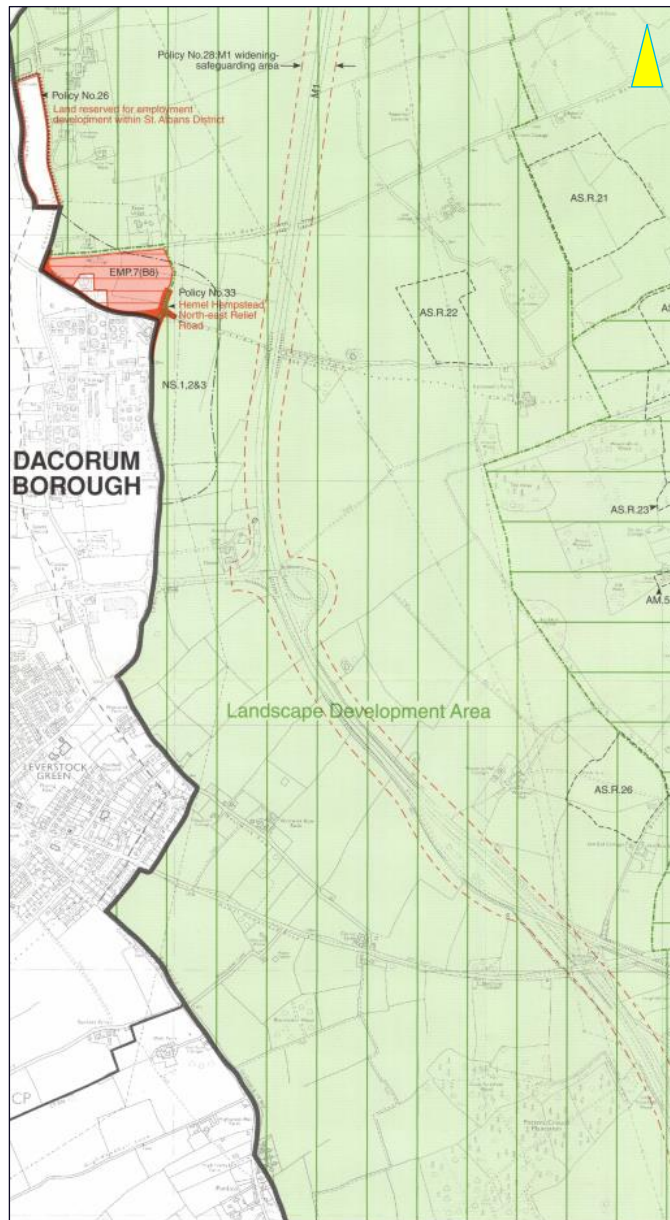
Extract from Adopted Policies Map for St Albans' Local Plan (1994)

INSET MAPS: Larger scale Inset Maps have been prepared for :-
FLEETVILLE
HARPENDEN TOWN CENTRE
LONDON COLNEY
ST.ALBANS CITY CENTRE

This PROPOSALS MAP does not show any Policy or Proposal within the Inset Map areas

POLICIES & PROPOSALS

PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	1	Metropolitan Green Belt
1,2,3,4	2	SETTLEMENT STRATEGY
1,2,3,4	2	T- Towns
1,2,3,4	2	SS- Specified Settlements
1,2,4	2	GBS- Green Belt Settlements
1,2,3,4	4&5	HOUSING H- Housing development Location: Bricklet Wood Example: RG.3 Number of site
1,2,3,4	20	EMPLOYMENT EMP- Employment Areas Acceptable uses (defined in Use Classes Order 1987) EMP- (B1, B2, B8)
1,2,3,4	20	EMP- (B1, B2, B8)
3	26	EMP- Employment development sites in Employment Areas
1,3,4	28	TRANSPORTATION M1, M25, A1(M) and A5 widening safeguarding area - (land take not decided)
3	31	Policy 31: King Harry Junction improvement, St. Albans
1,3,4	32	County Council junction improvement schemes
3	33	Policy 33: Hemel Hempstead North-east Relief Road
2	38	Extension to East Lane public car park, Wheatthampstead
1,2,3,4	54	SHOPPING and SERVICE USES NC- Neighbourhood Centres
1,2,3,4	54	PSF- Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF- Class 'A' Frontage - neighbourhood centres
1,3,4	55	LC- Local centres
2	63	SOCIAL and COMMUNITY SERVICES DS.1- DS.1: Health centre, doctors and dentists' surgeries
1	65	PS.PF- Primary school playing field extension
1,2,3,4	73	DESIGN and ENVIRONMENT A4-4- Article 4 areas
3,4	84B	NS- Notifiable sites (hazardous installations)
1,2,3,4	85	CONSERVATION & HISTORIC BUILDINGS Conservation areas
1,3	92	LEISURE SL- New indoor sports facilities
1,2,3,4	93	OS- New areas of public open space
4	94	OS- Public open space provision in new residential area
1	99	TOURISM H.1- New hotel
1,2,3,4	104	COUNTRYSIDE LCA- Landscape Conservation Areas
1,3,4	105	LDA- Landscape Development Area
2	106	NR.1- Nature Reserve
3	106	SSSI- Sites of Special Scientific Interest
1,2,3,4	109	ARCHAEOLOGY AM- Scheduled Ancient Monuments
1,2,3	110	AS.LP- Areas of Archaeological Significance: Sites for Local Preservation
1,2,3,4	111	AS.R- Areas of Archaeological Significance: Sites where planning permissions may be subject to a recording condition
3,4	114	ST. ALBANS CITY CENTRE Zones of Visibility (St. Albans City Centre, Building Height, Roofscape and Skyline)
1	132	HIGHFIELD OVAL SITE, HARPENDEN Highfield Oval Site: future uses
3,4	143	THE UPPER COLNE VALLEY UCV- Land use proposals within the Upper Colne Valley



Source – <https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/district-local-plan-review-1994/Policy%20Map%203.pdf>

C3. Site C (CG)

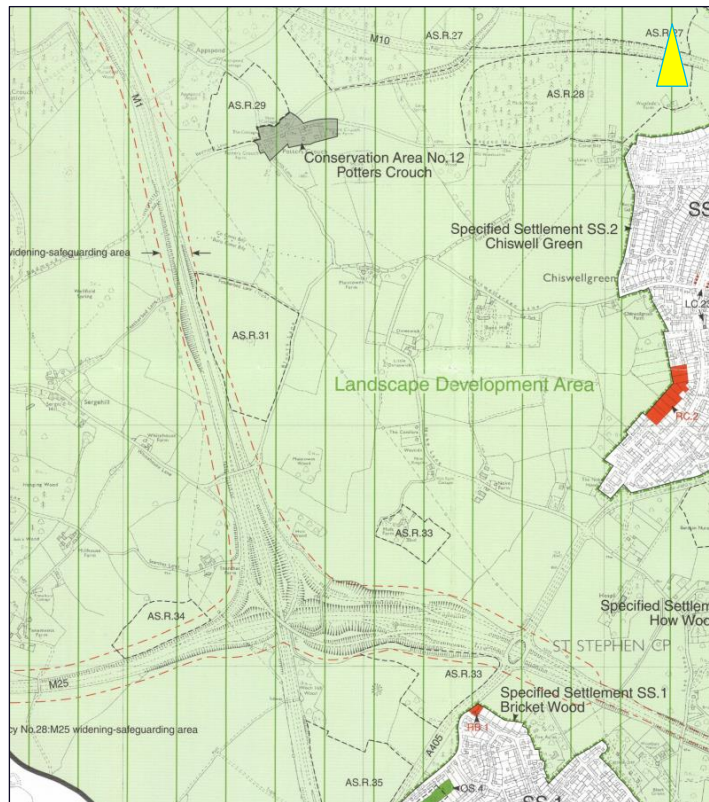
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1,2,3,4	2	SETTLEMENT STRATEGY
1,2,3,4	2	Towns
1,2,3,4	2	Specified Settlements
1,2,4	2	Green Belt Settlements
1,2,3,4	4&5	HOUSING Housing development Location: Bricklet Wood Example: RG.3 Number of site
1,2,3,4	20	EMPLOYMENT Employment Areas Acceptable uses (defined in Use Classes Order 1987) EMP. (B1, B2, B8) B1: Business Use, B2: General industrial use B8: Storage and Distribution
1,2,3,4	20	Employment development sites in Employment Areas
3	26	Land for employment development at North-east Hemel Hempstead
1,3,4	28	TRANSPORTATION M1, M25, A1(M) and A5 widening safeguarding area - (land take not decided)
3	31	Policy 31: King Harry Junction improvement, St. Albans
1,3,4	32	County Council junction improvement schemes
3	33	Policy 33: Hemel Hempstead North-east Relief Road CR.1
2	38	Extension to East Lane public car park, Wheatthampstead
1,2,3,4	54	SHOPPING and SERVICE USES NC: Neighbourhood Centres
1,2,3,4	54	PSF: Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF: Class 'A' Frontage - neighbourhood centres
1,3,4	55	LC: Local centres
2	63	SOCIAL and COMMUNITY SERVICES DS.1: DS.1: Health centre, doctors and dentists' surgeries
1	65	PS.PF: Primary school playing field extension
1,2,3,4	73	DESIGN and ENVIRONMENT Ar.4: Article 4 areas
3,4	84B	NS: Notifiable sites (hazardous installations)
1,2,3,4	85	CONSERVATION & HISTORIC BUILDINGS Conservation areas
1,3	92	LEISURE SL: New indoor sports facilities
1,2,3,4	93	OS: New areas of public open space
4	94	OS: Public open space provision in new residential area
1	99	TOURISM H.1: New hotel
1,2,3,4	104	COUNTRYSIDE LCA: Landscape Conservation Areas
1,3,4	105	LDA: Landscape Development Area
2	106	NR.1: Nature Reserve
3	106	SSSI: Sites of Special Scientific Interest
1,2,3,4	109	ARCHAEOLOGY AM: Scheduled Ancient Monuments
1,2,3	110	ASLP: Areas of Archaeological Significance: Sites for Local Preservation
1,2,3,4	111	ASRL: Areas of Archaeological Significance: Sites where planning permissions may be subject to a recording condition
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1	132	HIGHFIELD OVAL SITE, HARPENDEN Highfield Oval Site: future uses
3,4	143	THE UPPER COLNE VALLEY UCV: Land use proposals within the Upper Colne Valley



Source – <https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/district-local-plan-review-1994/Policy%20Map%203.pdf>

C4. Site D (RA)

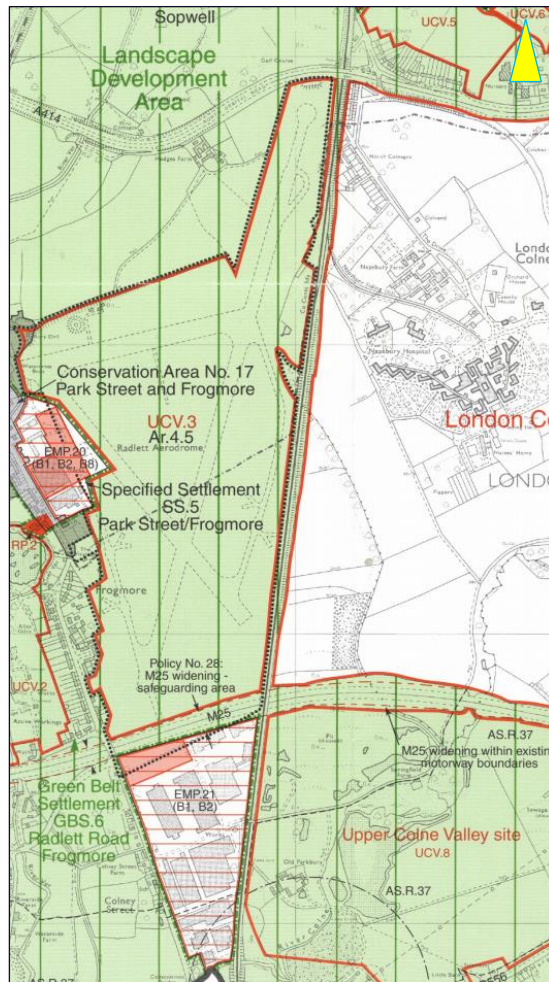
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POLICIES & PROPOSALS

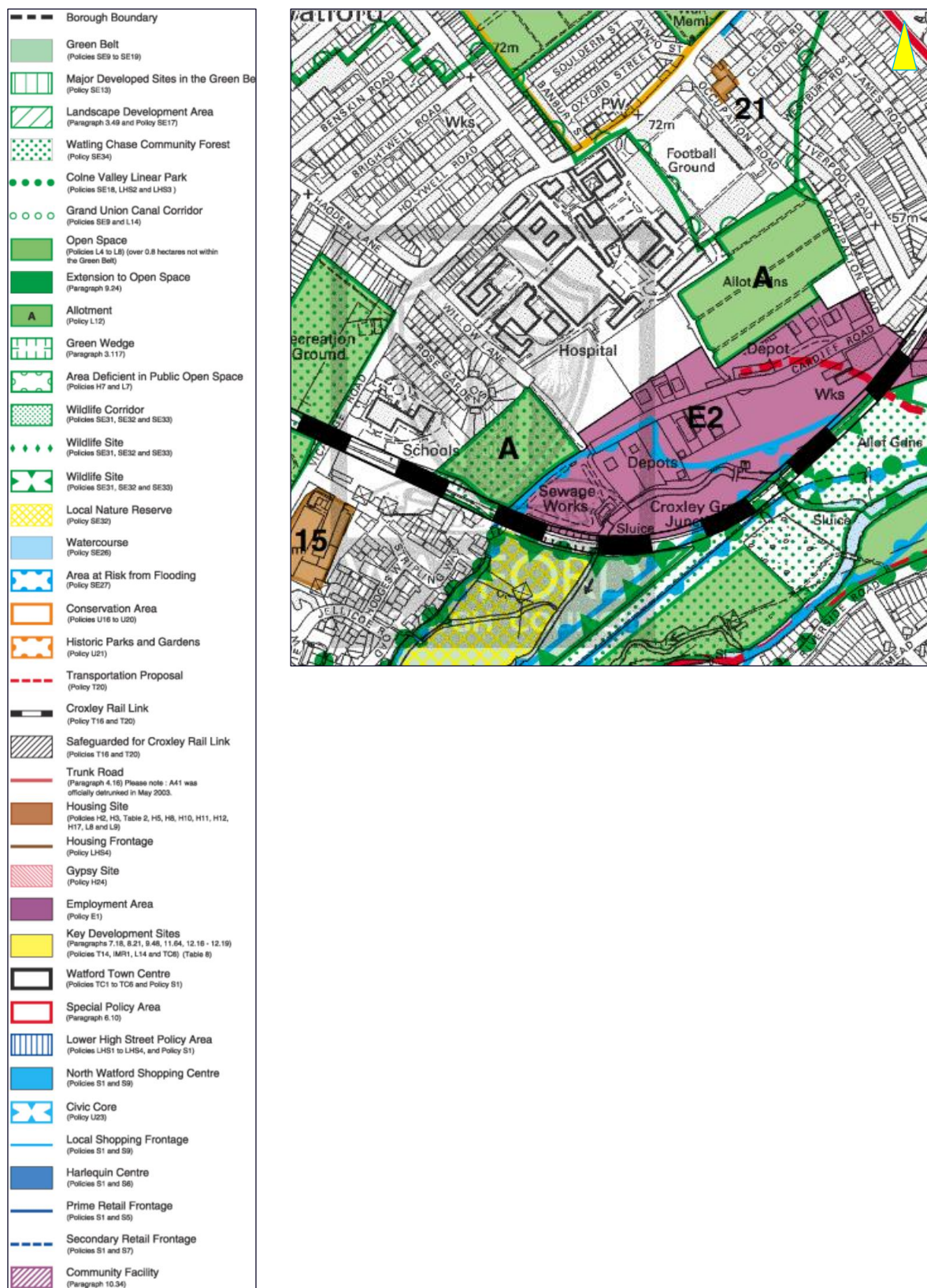
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1,2,3,4	4&5	HOUSING H- Housing development Example: R.G.3. Location: Bricklet Wood Number of site
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3	31	Policy 31: King Harry Junction improvement, St. Albans
1,3,4	32	J- County Council junction improvement schemes
3	33	Policy 33: Hemel Hempstead North-east Relief Road CR1
2	38	Extension to East Lane public car park, Wheatthampstead
1,2,3,4	54	SHOPPING and SERVICE USES NC- Neighbourhood Centres
1,2,3,4	54	PSF- Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF- Class 'A' Frontage - neighbourhood centres
1,3,4	55	LC- Local centres
2	63	SOCIAL and COMMUNITY SERVICES DS.1- DS.1: Health centre, doctors and dentists' surgeries
1	65	PS.PF- Primary school playing field extension
1,2,3,4	73	DESIGN and ENVIRONMENT Ar.4- Article 4 areas
3,4	84B	NS- Notifiable sites (hazardous installations)
1,2,3,4	85	CONSERVATION & HISTORIC BUILDINGS Conservation areas
1,3	92	LEISURE SL- New indoor sports facilities
1,2,3,4	93	OS- New areas of public open space
4	94	OS- Public open space provision in new residential area
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1,2,3,4	104	COUNTRYSIDE LCA- Landscape Conservation Areas
1,3,4	105	LDA- Landscape Development Area
2	106	NR.1- Nature Reserve
3	106	SSSI- Sites of Special Scientific Interest
1,2,3,4	109	ARCHAEOLOGY AM- Scheduled Ancient Monuments
1,2,3	110	AS.LP- Areas of Archaeological Significance: Sites for Local Preservation
1,2,3,4	111	AS.R- Areas of Archaeological Significance: Sites where planning permissions may be subject to a recording condition
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Source – <https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/district-local-plan-review-1994/Policy%20Map%204.pdf>

C5. Sites E (WR) & F (WO)

Extract from Adopted Policies Map for Watford Local Plan (2000)

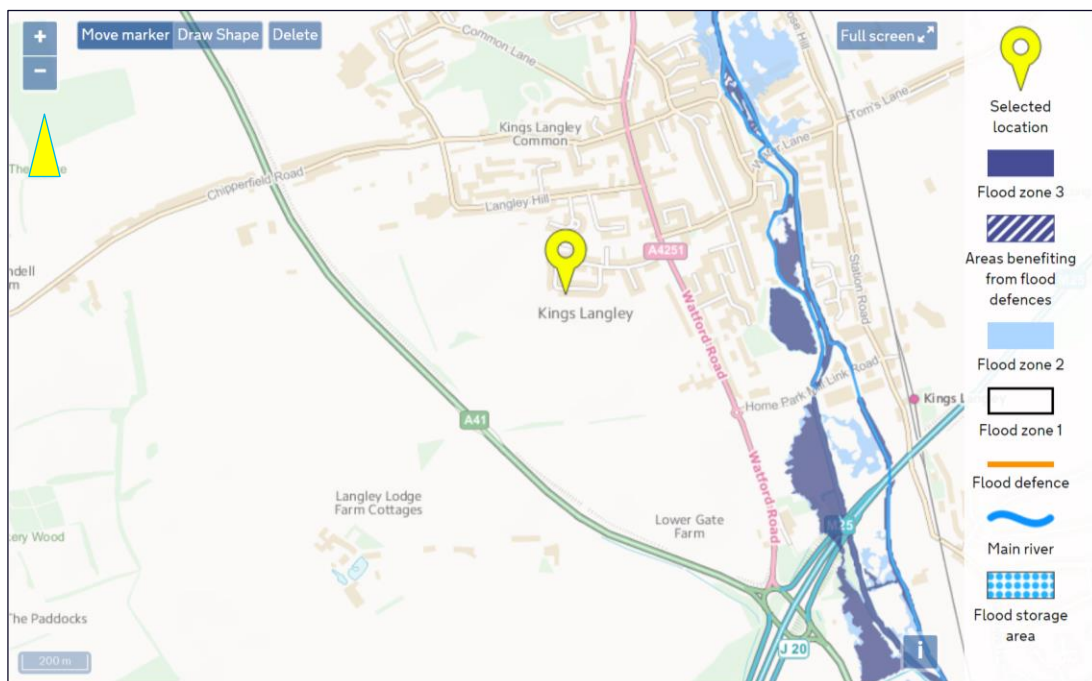


Source – https://www.watford.gov.uk/downloads/file/133/proposal_map%C2%A0

Appendix D – Flood Risk Map for Planning Extracts

D1. Site A (KL)

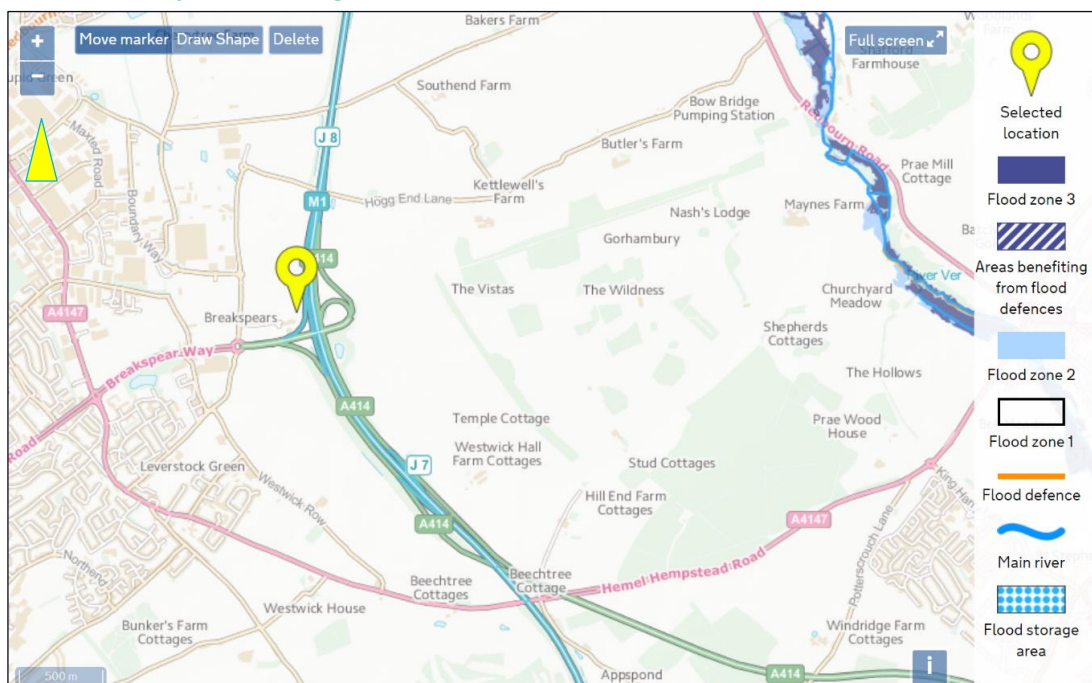
Flood Risk Map for Planning Extract



Source – <https://flood-map-for-planning.service.gov.uk/>; June 2020

D2. Site B (EH)

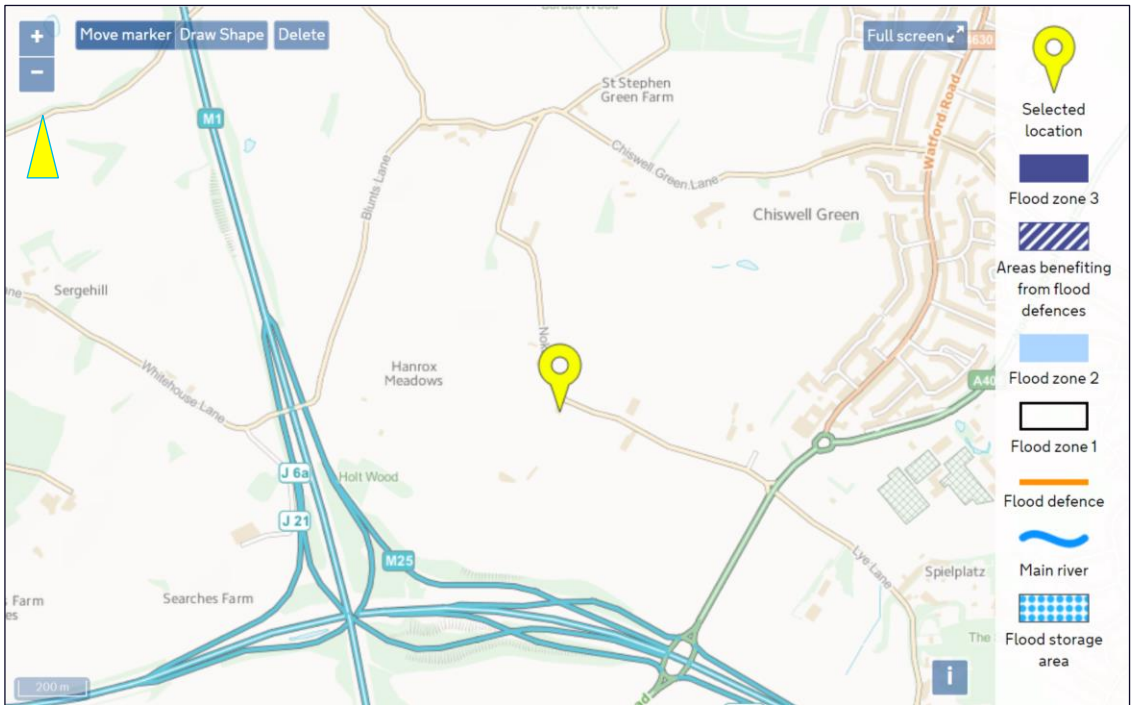
Flood Risk Map for Planning Extract



Source – <https://flood-map-for-planning.service.gov.uk/>; June 2020

D3. Site C (CG)

Flood Risk Map for Planning Extract



Source – <https://flood-map-for-planning.service.gov.uk/>; June 2020

D4. Site D (RA)

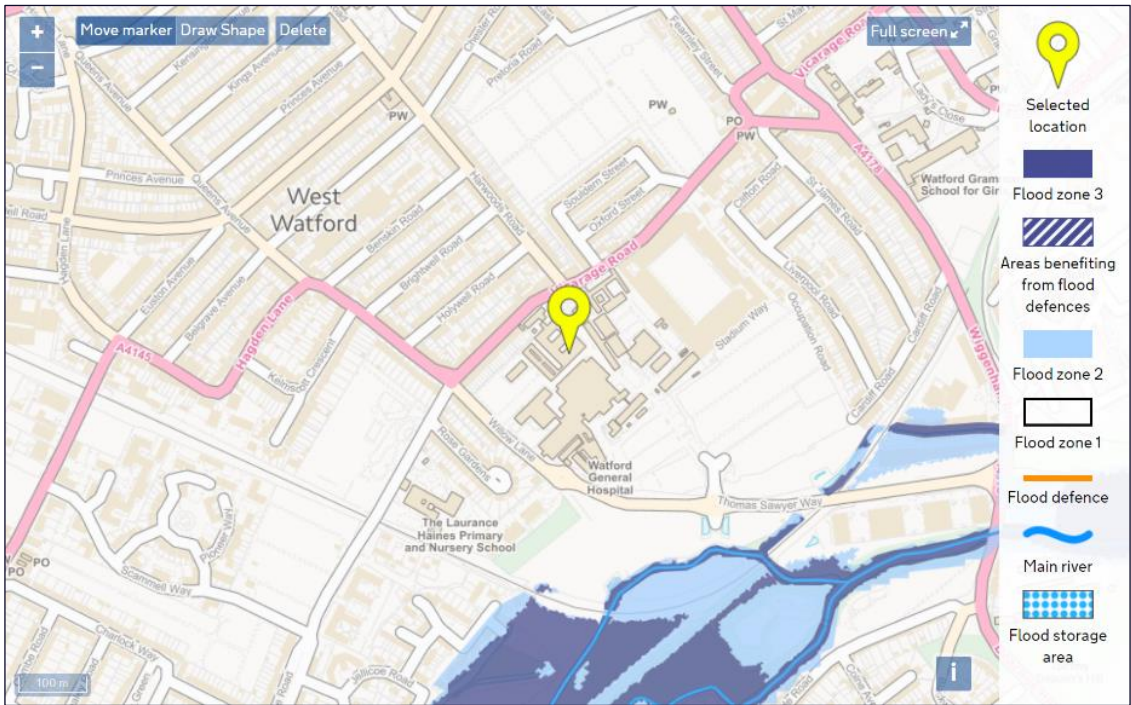
Flood Risk Map for Planning Extract



Source – <https://flood-map-for-planning.service.gov.uk/>; June 2020

D5. Sites E (WR) & F (WO)

Flood Risk Map for Planning Extract

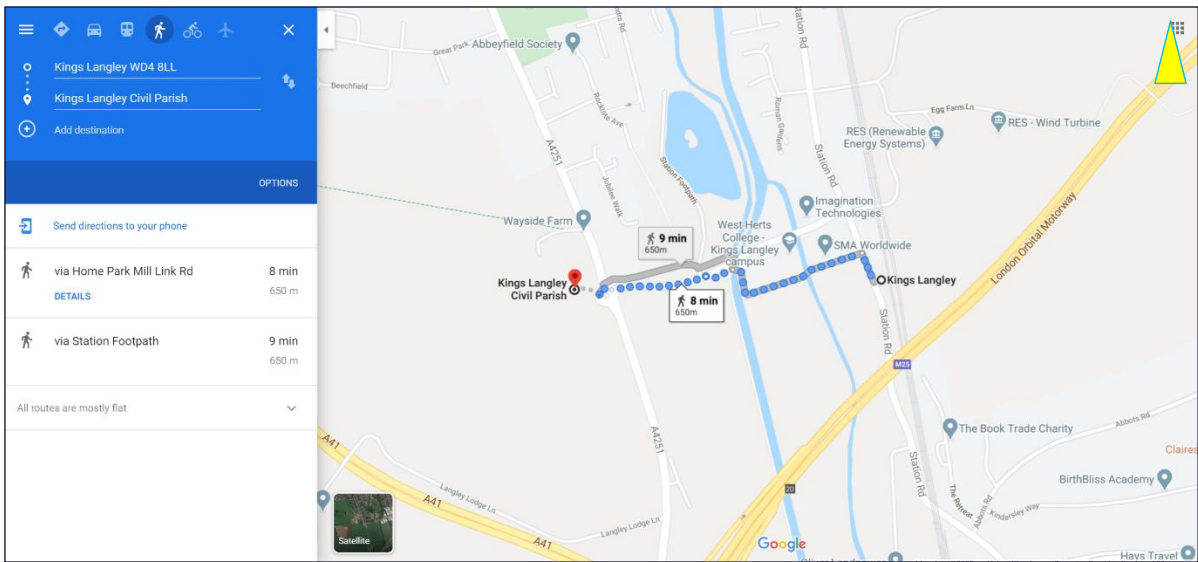


Source – <https://flood-map-for-planning.service.gov.uk/>; June 2020

Appendix E – Distances to Railway Stations

E1. Site A (KL)

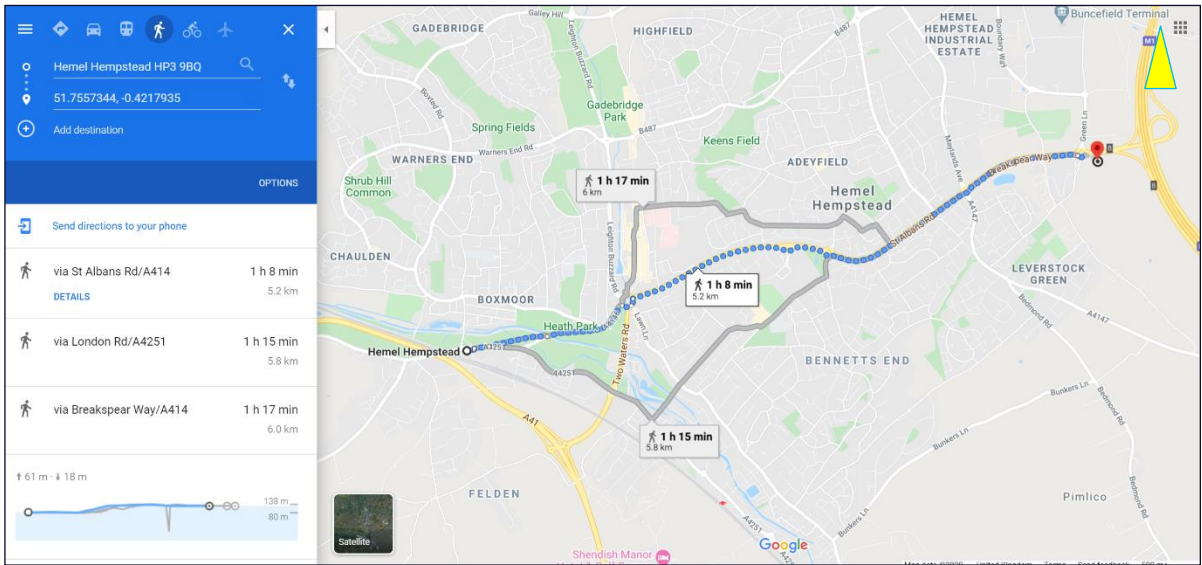
Accessibility



Source – Google Maps, June 2020

E2. Sites B (EH)

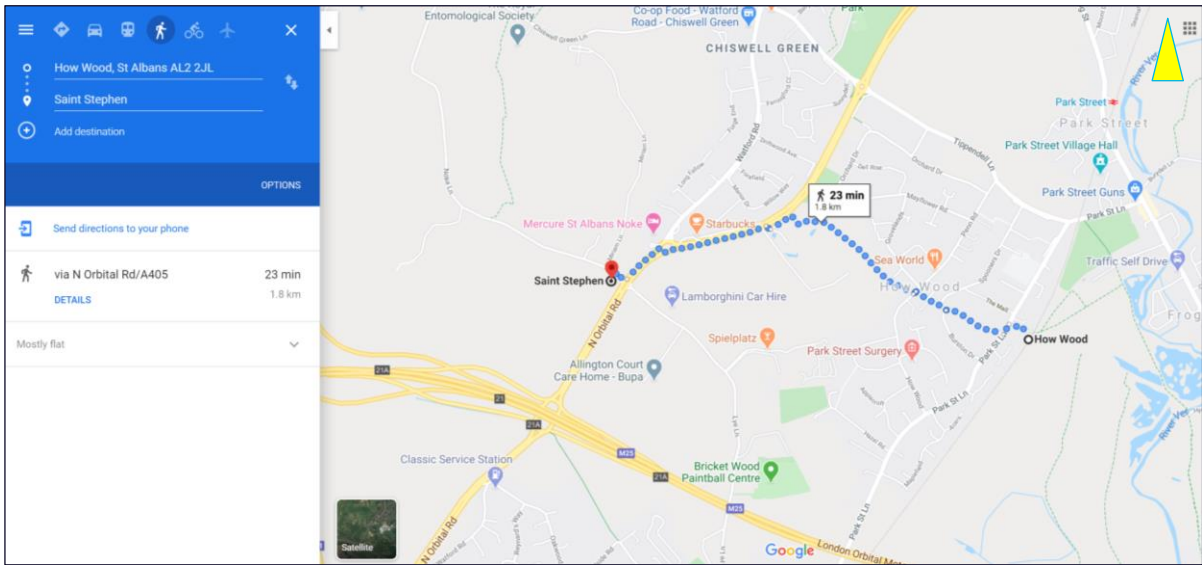
Accessibility



Source – Google Maps, June 2020

E3. Site C (CG)

Accessibility



Source – Google Maps, June 2020

E4. Site D (RA)

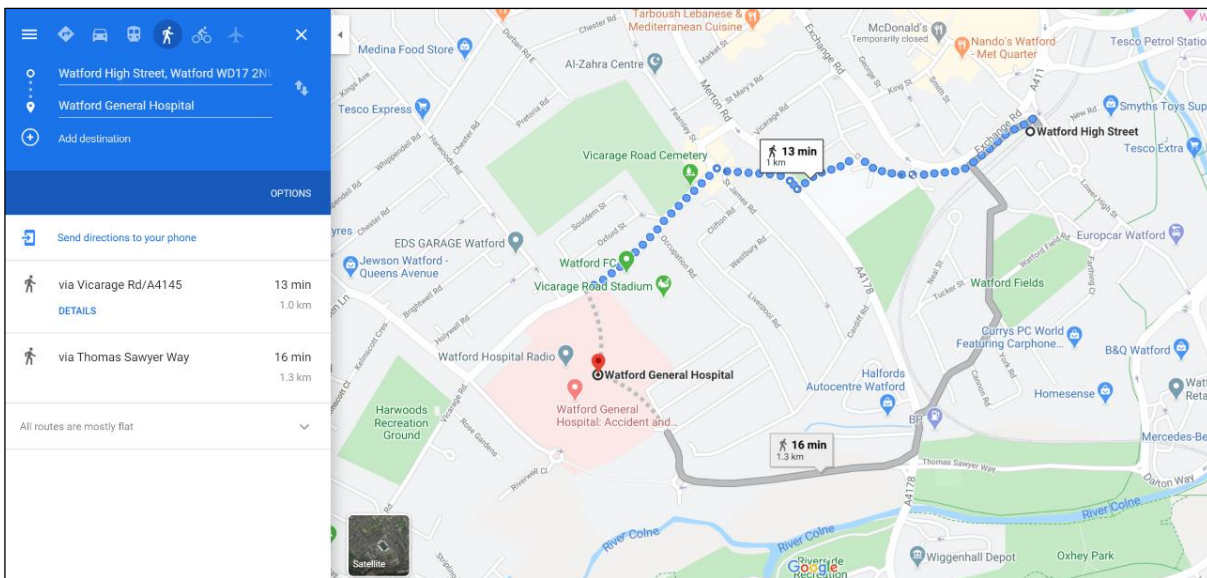
Accessibility



Source – Google Maps, June 2020

E5. Sites E (WR) & F (WO)

Accessibility



Source – Google Maps, June 2020

Appendix F – Suitability Assessment Forms

F1. Site A (KL)

The Site							
Site Name	Site A (KL) – Land East of A41			LPA	Dacorum BC		
Site Postcode	WD4 8EE	Site NGR	506959, 202127	Site Area	71.3	hectares	
Stage One Which option(s) can the site accommodate?							
Option 1	✓	Option 2	✓	Option 3	✓	(more than one option is possible)	
Stage Two Land Use and Natural Environment Constraints							
				Comments (where applicable):			
Site Allocation (3)			✗	No allocation in adopted development plan but potential allocation of the site in the emerging local plan for non-hospital uses has been consulted on			
No Designations (2)			✗	N/A			
Local-level Designations (1)			✗	N/A			
'Footnote 6' Designations (0)			✓	Green Belt			
Departure from Development Plan (0)			✓	Green Belt in adopted local plan; if allocated for uses shown in consultation relating to new local plan, hospital would be a departure			
On Brownfield Land Register (0)			✗	N/A			
Constraints Score (the lowest of the above scores)						0	
Stage Two Flood Risk							
Zone 1 (3)	✓	Zone 2 (2)	✗	Zone 3a (1)	✗	Zone 3b (0)	✗
Comments:							
Flood Risk Score						3	
Stage Two Above-ground Historic Environment							

Comments:		There are groups of statutorily-listed buildings on Kings Langley High Street and on Langley Hill, and two scheduled monuments adjacent to the site; potential for harm to setting									
		Above-ground Historic Environment Score									
		1									
Stage Two		Below-ground Historic Environment									
No archaeology-related designation (2)		✓		Archaeology-related designation (1)		✗					
		Below-ground Historic Environment Score									
		2									
Stage Two		Accessibility									
Comments:		Kings Langley station – half-hourly between London Euston and Tring via Watford Junction; station is approximately 650 m from the site									
		Accessibility Score									
		3									
		Stage Two Overall Score									
		9									
Stage Three		Critical Path Implications <i>The longest 'ticked' period should be used</i>									
Local-level refusal and permission following public inquiry		✓		61 Weeks							
Major Refusal Risks:		Green Belt; absence of very special circumstances because alternative non-Green Belt sites exist									
Local-level determination following referral to the Secretary of State		✓		28 Weeks							
Reason for Referral:		Green Belt									
Local-level determination		✗		24 Weeks							
Stage Four		Check with LPA									
Following discussion with the LPA, are there any reasons why the conclusions of the above assessment should be altered?											
Comments:		<p>The Officer noted that the site had been consulted on at the Issues and Options stage of the local plan (for housing and employment) and that there was strong opposition from respondents. The site would be big enough for a hospital but there are topography issues and it is likely that major road improvements would be needed because of capacity issues at Junction 20. There may also be landscape and ecology issues.</p> <p>A key planning constraint is the Green Belt and it would be a matter for the decision-makers (ie Members of the Council) to decide whether Very Special Circumstances existed.</p> <p>In our opinion, given that there may well be political support for a hospital, it is therefore possible that the Green Belt constraint could be overcome. However, this is a key uncertainty and is nevertheless likely to have an effect on the determination period.</p>									

	<p>Given that Green Belt may not automatically prevent hospital development in this LPA area, we are moderating the <u>Constraints Score from 0 to 1</u>.</p> <p>DBC's broad estimate, based on other large applications, is that an application would take in region of 12 months (52 weeks) to process and it would manage this via a PPA. The timescale could be longer, however, depending on the nature of issues to be addressed. In addition, an application would have to be referred to the SoS because of the Green Belt designation (assumed to be four weeks).</p> <p>We are therefore moderating the critical path implications from <u>61 weeks to 56 weeks</u>.</p>					
Summary						
Overall Score (moderated)					10	
Critical Path Implications (moderated)					56 weeks	

F2. Site B (EH)

The Site											
Site Name		Site B - East of Hemel Hempstead				LPA		St Albans City & District			
Site Postcode		HP2 4UE		Site NGR		509100, 207624		Site Area		183.7 hectares	
Stage One											
Which option(s) can the site accommodate?											
Option 1		<input checked="" type="checkbox"/>	Option 2		<input checked="" type="checkbox"/>	Option 3		<input checked="" type="checkbox"/>	(more than one option is possible)		
Stage Two											
Land Use and Natural Environment Constraints											
						Comments (where applicable):					
Site Allocation (3)				<input checked="" type="checkbox"/>		N/A					
No Designations (2)				<input checked="" type="checkbox"/>		N/A					
Local-level Designations (1)				<input checked="" type="checkbox"/>		N/A					
'Footnote 6' Designations (0)				<input checked="" type="checkbox"/>		Green Belt					
Departure from Development Plan (0)				<input checked="" type="checkbox"/>		Green Belt					
On Brownfield Land Register (0)				<input checked="" type="checkbox"/>		N/A					
Constraints Score (the lowest of the above scores)										0	

Stage Two Flood Risk													
Zone 1 (3)	✓	Zone 2 (2)	✗	Zone 3a (1)	✗	Zone 3b (0)	✗						
<i>Comments:</i>													
										<i>Flood Risk Score</i>	3		
Stage Two Above-ground Historic Environment													
<i>Comments:</i> There are Grade II and II* buildings along Westwick Row, the setting which could be affected by development on the site. There is a Grade II building on the site. Overall, large-scale development could cause less-than-substantial harm to setting.													
										<i>Above-ground Historic Environment Score</i>	1		
Stage Two Below-ground Historic Environment													
No archaeology-related designation (2)				✓	Archaeology-related designation (1)				✗				
										<i>Below-ground Historic Environment Score</i>	2		
Stage Two Accessibility													
<i>Comments:</i> Apsley and Hemel Hempstead stations both > 3.2 km but served by frequent trains													
										<i>Accessibility Score</i>	2		
										Stage Two Overall Score	8		

Stage Three Critical Path Implications <i>The longest 'ticked' period should be used</i>												
Local-level refusal and permission following public inquiry								✓	61 Weeks			
<i>Major Refusal Risks:</i>		Green Belt; absence of very special circumstances because alternative non-Green Belt sites exist										
Local-level determination following referral to the Secretary of State								✓	28 Weeks			
<i>Reason for Referral:</i>		Green Belt										
Local-level determination								✗	24 Weeks			
Stage Four Check with LPA												
Following discussion with the LPA, are there any reasons why the conclusions of the above assessment should be altered?												
<i>Comments:</i>		The Council noted that it was strongly in support of healthcare improvements in the district. It noted that this site was relatively inaccessible for 'active travel' (cycling and walking) but we have not adjusted our score because of this because we already judged the site to be relatively inaccessible.										

	<p>The Council also noted that the displacement of land uses that are envisaged in the draft site allocation would be a very significant impediment to the delivery of a use that is not envisaged on that site in the draft local plan. The site has already scored the lowest possible score in relation to planning constraints and therefore we have not adjusted this score to reflect this ‘departure’-type concern.</p> <p>A broad estimate of a six month (26 weeks) pre-application period was given although this could vary depending on the issues to be addressed. The Council would aim to determine an application in the 16-week statutory period. There would also be a referral period to the SoS (minimum four weeks) given that the draft plan is not adopted and therefore the Green Belt designation still stands. Therefore the overall timescale could be in the region of 46 weeks.</p>
Summary	
Overall Score (moderated)	8
Critical Path Implications (moderated)	46 weeks

F3. Site C (CG)

The Site													
Site Name		Site C - Land off Junction 21, Chiswell Green						LPA		St Albans City & District			
Site Postcode		AL2 3NX		Site NGR		512071, 203721		Site Area		57		hectares	
Stage One								Which option(s) can the site accommodate?					
Option 1		<input checked="" type="checkbox"/>	Option 2		<input checked="" type="checkbox"/>	Option 3		<input checked="" type="checkbox"/>	(more than one option is possible)				
Stage Two								Land Use and Natural Environment Constraints					
								Comments (where applicable):					
Site Allocation (3)						✗		N/A					
No Designations (2)						✗		N/A					
Local-level Designations (1)						✗		Landscape Development Area designation not 'saved'					
'Footnote 6' Designations (0)						✓		Green Belt					
Departure from Development Plan (0)						✓		Green Belt					
On Brownfield Land Register (0)						✗		N/A					
Constraints Score (the lowest of the above scores)												0	

Stage Two

Constraints Score (the lowest of the above scores)

Stage Two Flood Risk													
Zone 1 (3)	✓	Zone 2 (2)	✗	Zone 3a (1)	✗	Zone 3b (0)	✗						
<i>Comments:</i>													
										<i>Flood Risk Score</i>		3	
Stage Two Above-ground Historic Environment													
<i>Comments:</i>										Likely less-than-substantial harm to setting of Holt Farmhouse group of listed buildings which sit in the middle of this parcel			
										<i>Above-ground Historic Environment Score</i>		1	
Stage Two Below-ground Historic Environment													
No archaeology-related designation (2)				✓	Archaeology-related designation (1)				✗				
										<i>Below-ground Historic Environment Score</i>		2	
Stage Two Accessibility													
<i>Comments:</i>										1.8km to How Wood station, one service every 45 minutes			
										<i>Accessibility Score</i>		2	
										Stage Two Overall Score		8	

Stage Three Critical Path Implications <i>The longest 'ticked' period should be used</i>													
Local-level refusal and permission following public inquiry								✓	61 Weeks				
<i>Major Refusal Risks:</i>		Green Belt; absence of very special circumstances because alternative non-Green Belt sites exist											
Local-level determination following referral to the Secretary of State								✓	28 Weeks				
<i>Reason for Referral:</i>		Green Belt											
Local-level determination								✗	24 Weeks				
Stage Four Check with LPA													
Following discussion with the LPA, are there any reasons why the conclusions of the above assessment should be altered?													
<i>Comments:</i>		<p>The Council noted that it was strongly in support of healthcare improvements in the district. It noted that this site was relatively inaccessible for 'active travel' (cycling and walking) but we have not adjusted our score because of this because we already judged the site to be relatively inaccessible.</p> <p>The Council also noted that the Green Belt designation is a very high hurdle however the</p>											

	<p>site has already scored the lowest possible score in relation to planning constraints and therefore we have not adjusted this score.</p> <p>A broad estimate of a six month (26 weeks) pre-application period was given although this could vary depending on the issues to be addressed. The Council would aim to determine an application in the 16-week statutory period. There would also be a referral period to the SoS (minimum four weeks) given that this is Green Belt. Therefore the overall timescale could be in the region of 46 weeks.</p>					
Summary						
Overall Score (moderated)					8	
Critical Path Implications (moderated)					46 weeks	

F4. Site D (RA)

The Site							
Site Name	Site D - Former Radlett Aerodrome			LPA	St Albans City & District		
Site Postcode	AL2 2DD	Site NGR	515602, 203450	Site Area	TBC	hectares	
Stage One Which option(s) can the site accommodate?							
Option 1	✓	Option 2	✓	Option 3	✓	(more than one option is possible)	
Stage Two Land Use and Natural Environment Constraints							
				Comments (where applicable):			
Site Allocation (3)		✗		No adopted or emerging allocation for hospital – see below for existing and proposed allocations			
No Designations (2)		✗		N/A			
Local-level Designations (1)		✗		N/A			
'Footnote 6' Designations (0)		✓		Green Belt			
Departure from Development Plan (0)		✓		Site allocated (Policy 143 UCV.3) for gravel extraction followed by restoration for leisure uses inc. water sports; emerging allocation for housing-led development which does not include provision for a new hospital			
On Brownfield Land Register (0)		✗		N/A			
Constraints Score (the lowest of the above scores)							0

Stage Two Flood Risk													
Zone 1 (3)	✓	Zone 2 (2)	✗	Zone 3a (1)	✗	Zone 3b (0)	✗						
Comments:		Small amount of non-Zone 1 on edge of site; unlikely to constrain development											
										Flood Risk Score		3	
Stage Two Above-ground Historic Environment													
Comments:		There are listed buildings around the edge of this parcel, including a group on Park Street – potential for less-than-substantial harm to setting											
										Above-ground Historic Environment Score		1	
Stage Two Below-ground Historic Environment													
No archaeology-related designation (2)				✓	Archaeology-related designation (1)				✗				
										Below-ground Historic Environment Score		2	
Stage Two Accessibility													
Comments:		Very close to Park Street station, one service every 45 minutes											
										Accessibility Score		3	
										Stage Two Overall Score		9	
Stage Three Critical Path Implications <i>The longest 'ticked' period should be used</i>													
Local-level refusal and permission following public inquiry										✓	61 Weeks		
Major Refusal Risks:		Green Belt; absence of very special circumstances because alternative non-Green Belt sites exist											
Local-level determination following referral to the Secretary of State										✓	28 Weeks		
Reason for Referral:		Green Belt											
Local-level determination										✗	24 Weeks		
Stage Four Check with LPA													
Following discussion with the LPA, are there any reasons why the conclusions of the above assessment should be altered?													
Comments:		The Council noted that it was strongly in support of healthcare improvements in the											

	<p>district. It noted that this site was relatively inaccessible for 'active travel' (cycling and walking) and that, even with improvements to the Abbey Line, there would still be a limited walk-in / cycling catchment because of the limited population around the site. Because of this we are moderating the Accessibility Score from 3 to 2.</p> <p>The Council also noted that the displacement of land uses that are envisaged for the site would be a significant impediment. The site has already scored the lowest possible score in relation to planning constraints and therefore we have not adjusted this score in relation to this 'departure'-type concern.</p> <p>A broad estimate of a six month (26 weeks) pre-application period was given although this could vary depending on the issues to be addressed. The Council would aim to determine an application in the 16-week statutory period. There would also be a referral period to the SoS (minimum four weeks) given the draft plan is not adopted and therefore the Green Belt designation still stands at present. Therefore the overall timescale could be in the region of 46 weeks.</p>				
Summary					
Overall Score (moderated)					8
Critical Path Implications (moderated)					46 weeks

F5. Site E (WR) & F (WO)

The Site							
Site Name	Watford General Hospital			LPA	Watford Borough Council		
Site Postcode	WD18 0HB	Site NGR	510491, 195623	Site Area	7.05	hectares	
Stage One Which option(s) can the site accommodate?							
Option 1	✗	Option 2	✗	Option 3	✓	(more than one option is possible)	
Stage Two Land Use and Natural Environment Constraints							
				Comments (where applicable):			
Site Allocation (3)			✓	The site is occupied by an existing hospital and there are no allocations for other uses on the site. As noted in the methodology section of this report, an existing hospital use is scored the same as a site allocation.			
No Designations (2)			✗	A very small part of adopted Local Plan Employment Area designation appears to 'clip' part of the Trust's ownership but this is due to changes to site's boundary following construction of new access road (extension of Willow Lane).			

								Therefore this is not treated as a constraint / it has been disregarded. As noted in the methodology section of this report, an existing hospital use is scored the same as a site allocation.							
Local-level Designations (1)				✗											
'Footnote 6' Designations (0)				✗											
Departure from Development Plan (0)				✗											
On Brownfield Land Register (0)				✗											
Constraints Score (the lowest of the above scores)										3					
Stage Two Flood Risk															
Zone 1 (3)		✓		Zone 2 (2)		✗		Zone 3a (1)		✗		Zone 3b (0)		✗	
Comments:		Small area of non-Zone 1 on edge of site, unlikely to constrain development													
Flood Risk Score										3					
Stage Two Above-ground Historic Environment															
Comments:		Listed building on site and CA nearby, likely less-than-substantial harm to setting (setting already affected by large-scale development of site); assumes demolition of H block													
Above-ground Historic Environment Score										1					
Stage Two Below-ground Historic Environment															
No archaeology-related designation (2)				✓		Archaeology-related designation (1)				✗					
Below-ground Historic Environment Score										2					
Stage Two Accessibility															
Comments:		1 km to Watford High Street station, served by four London Overground trains per hour													
Accessibility Score										4					
Stage Two Overall Score										13					

Stage Three Critical Path Implications <i>The longest 'ticked' period should be used</i>					
Local-level refusal and permission following public inquiry					x 61 Weeks
Major Refusal Risks:					
Local-level determination following referral to the Secretary of State					x 28 Weeks
Reason for Referral:					
Local-level determination					✓ 24 Weeks
Stage Four Check with LPA					
Following discussion with the LPA, are there any reasons why the conclusions of the above assessment should be altered?					
Comments:		<p>The Council noted that the existing hospital has various buildings up to eight storeys high, that the local highway network had been upgraded recently and that a new multi-storey car park to serve the hospital had recently been approved. The Council noted that it has a longstanding formal position supporting redevelopment of the hospital and thought that there was likely to be general support in the local community.</p> <p>The LPA said that it would aim to determine the planning application in 16 weeks. It thought that the pre-application process could be undertaken in 3-6 months. In total, and including sixth months' pre-app (26 weeks), the total would be 42 weeks.</p>			
Summary					
Overall Score (moderated)					13
Critical Path Implications (moderated)					24 weeks

Appendix G – Planning Officers Suitability Questions

G1. Questions to Officers

To enable the Officer to prepare their answers ahead of our scheduled discussion we sent them the following questions. We also asked Officers to give answers that reflected their professional / technical opinion, that is without expressing the political position of their Authority if possible.

However we also asked them to explain whether they thought that the political situation in their Authority could result in a different outcome than may be suggested by Officers' professional opinions.

1. (a) We are looking at three options: a large footprint hospital and car park across a single level; a hospital and car park on two levels; and a smaller footprint with three hospital floors and a two-storey car park. Could any of these be unacceptable on this site from a design point-of-view?
2. Are you aware of any physical issues that could prevent or cause significant issues for the delivery of an 80,000 sq m hospital on this site, including known transport issues/contraints?
3. Where there are heritage assets close to or on the site, or where the setting of heritage impacts / views could be impacted by a large or tall building, do you think that this harm could be overcome, or could it be a potential reason for refusal?
4. A number of sites are allocated or proposed to be allocated: Site A (KL) (Dacorum); Sites B (EH) (St Albans); and Site D (RA) (St Albans). If a hospital were to be built on any of these sites, it is unlikely that all of the uses envisaged in the (draft) allocations could be delivered. Would this be an issue for the Council and how would the Council approach such a situation?
5. Are you aware of any proposed or committed transport improvements in the area that could improve the accessibility of the site?
6. Would there be any pre-requisites to the development of this site for a hospital, eg new infrastructure that would have to be put in place before a hospital could be brought into use?
7. Has the Council adopted a formal position in relation to the WHHT redevelopment programme? If so, what are the details of this?
8. Are you aware of any local political issues or issues raised by advocacy groups relating to existing or proposed hospitals in your area that you think ought to be taken into account in the site selection process?
9. Realistically and based on the Council's recent track record, how long do you think that it would take the Council to process an EIA application (the time it would take to get it to committee) bearing in mind [that] planning considerations discussed above?
10. Where the site is in the Green Belt, do you think that the Council would support an application for a hospital in the absence of a site allocation?
11. When do you expect your next local plan to be adopted?

Appendix H – Overall Planning Timescales

H1. Introduction

The Deliverability assessment criteria considers the potential overall programme to deliver a health facility on one of the sites. This includes anticipated timings to achieve planning permission. This aspect will be determined as part of the Suitability assessment, which sought to rank sites in terms of the overall planning ‘difficulty’ associated with securing planning permission for a new hospital on each site having regard to planning constraints.

Some of these considerations can have an effect on the time it takes to secure planning permission which, in turn, can then impact on the deliverability of a scheme. This may be, for example, because some designations necessitate referral to the Secretary of State for Housing, Communities and Local Government (‘SoS’).

Some planning considerations may also raise the prospect of a planning application being refused or ‘called in’, in which case the decision would be made following a public inquiry which can add a significant amount of time to the decision-making process and thus also affect the development programme.

This Appendix sets out how we will make a judgement on possible timing implications arising from each site’s constraints. We will do so in terms of the number of weeks rather than tied to particular dates.

H2. Validation of Planning Application

Before a planning application is validated by a local planning authority, checks must be undertaken to ensure that it meets ‘national list’ and any ‘local list’ validation requirements. The speed of validation varies between different local planning authorities but we would expect that an application for a hospital would be prioritised. Nevertheless, we would expect a complex application to take, say, **two weeks** to validate.

H3. Planning Application Timescales

The statutory time limits are usually 13 weeks⁵ for applications for major development and eight weeks for all other types of development (unless an application is subject to an Environmental Impact Assessment, in which case a 16 week limit applies). Given the scale of a major new hospital development we assume that it would be EIA development and therefore that a **16-week** determination period would apply, and we assume that any LPA would do its best to process an application in that period (even though it is common for LPAs to take longer to deal with planning applications).

H4. Decision-making Timescales

A large planning application for a hospital would be determined by a committee. A committee report must be made available five clear working days before the committee takes place⁶. If the timing does not ‘dovetail’ with the schedule of committee meetings (which in this area are generally on a monthly cycle), the application will have to be presented to the next scheduled committee. Because of this we think it is reasonable to add **four weeks** to the baseline timescale.

In addition, a decision would not be released until a section 106 agreement was signed. Assuming that there would be a section 106 agreement in this case, and bearing in mind that this would need to be completed and

⁵ <http://www.legislation.gov.uk/ukxi/2015/595/article/34/made>

⁶ <http://www.legislation.gov.uk/ukpga/1972/70/section/100B>

engrossed after a committee's resolution, we have added an additional two weeks to the planning timescale albeit in our experience, **two weeks** is an optimistic timescale.

H5. Significant Planning Risks

If there are particularly significant planning issues, there is a risk that a planning committee would refuse planning permission and then the decision would be made following a planning appeal.

We consider 'significant planning risks' as those which would result in a score of '0' (zero) in any Suitability category.

H6. Referrals

Where the local planning authority is minded to grant planning permission and certain conditions are met, planning applications must be referred to the Secretary of State before the local planning authority can issue its decision.

These include⁷:

- the provision of a building or buildings in the **Green Belt** where the floor space to be created by the development is 1,000 square metres or more
- development which would have an adverse impact on the outstanding universal value, integrity, authenticity and significance of a **World Heritage Site** or its setting, including any buffer zone or its equivalent, and being development to which English Heritage [now Historic England] has objected, that objection not having been withdrawn; and
- where there is major development in a **flood risk area** to which the Environment Agency has made an objection that it has not been able to withdraw even after discussions with the local planning authority.

Where referral is made to the SoS, the local planning authority may not grant planning permission for 21 days beginning with the date which the Secretary of State tells the authority in writing is the date on which they received the information that the LPA must send to the SoS. Allowing one week for the LPA to gather and send such information, the referral period could add a minimum of **four weeks** to the process.

H7. Appeal Timescales

The planning appeal process is 'front-loaded' meaning that a significant amount of information has to be prepared and submitted at the point that an appeal is made. This period would also involve seeking the advice of an experienced barrister in relation to a strategic framework for the prosecution of the appeal. Based on our experience **b** is a realistic, albeit tight, timescale for this part of the process.

In terms of timescales for the appeal itself, the publication of average timescales has been suspended because of the 2020 pandemic. However, looking at archived data from January 2020⁸ it was taking on average around **31 weeks** to receive a decision following submission of an appeal.

⁷ <https://www.gov.uk/government/publications/the-town-and-country-planning-consultation-england-direction-2009-circular-02-2009>

⁸ <https://web.archive.org/web/20200116173007/https://www.gov.uk/guidance/appeals-average-timescales-for-arranging-inquiries-and-hearings>

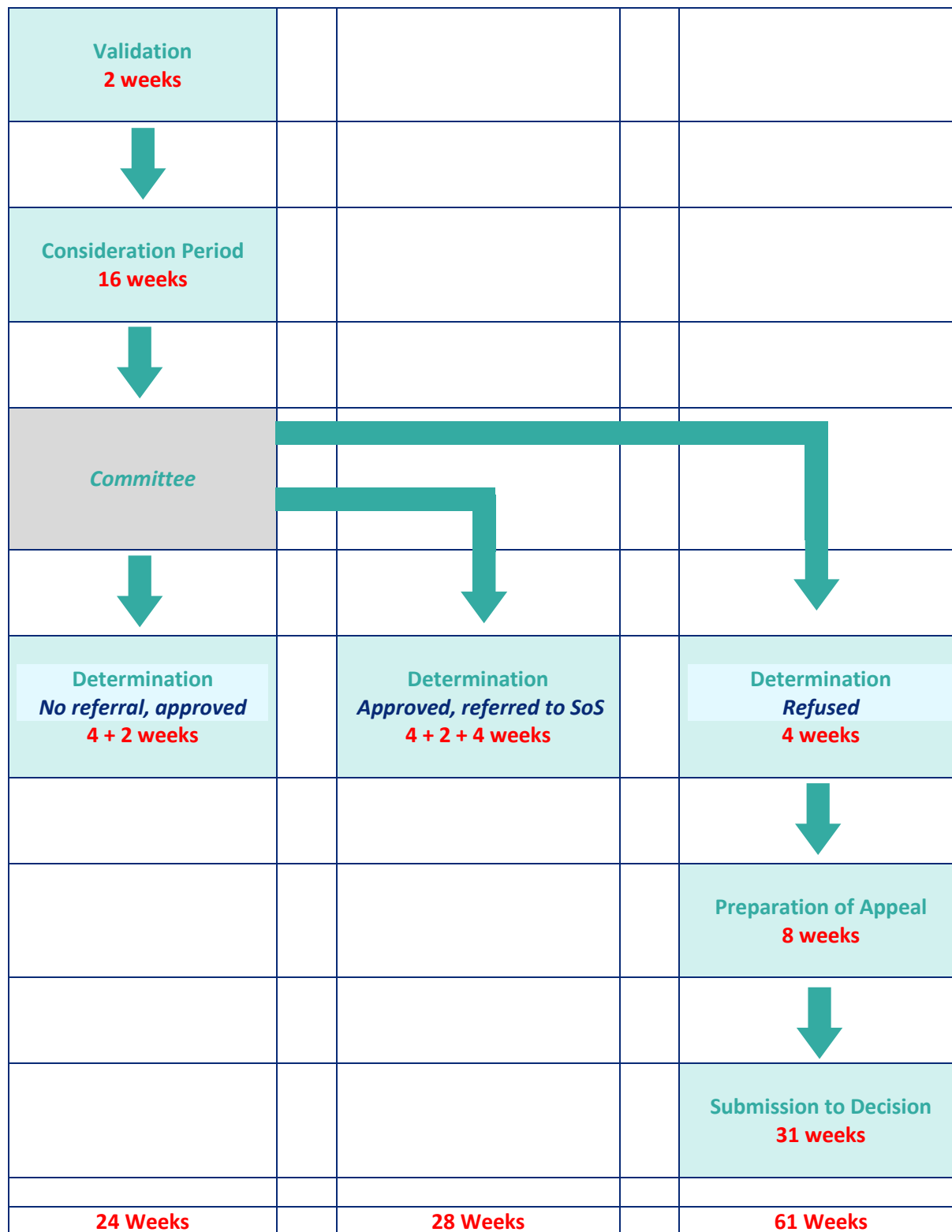
H8. Summary of Possible Planning Timescales

These timescales represent what we consider to be the minimum time that it could take to obtain a planning decision from the point at which an application is submitted to the local planning authority.

Account will need to be taken of the time needed to prepare a planning application and also whether time is needed to engage in a pre-application discussion process with the LPA (together these actions could take several months). In addition, some LPAs can take longer than others to determine applications.

For simplicity we have not included a scenario where an application is referred to and then called in by the SoS; in theory the timescale for such a process would be at least the same, and likely some time longer, than an appeal against the refusal of the LPA to grant planning permission would take.

‘Baseline’ Timescales for Decision from Submission of Application



Appendix I – Site Availability Assessments

I1. Site A (KL)

The Site						
Site Name	Site A – Land East of A41			LPA	Dacorum BC	
Site Postcode	WD4 8EE	Site NGR	506959, 202127	Site Area	71.3	hectares

Site Details										
1. Name(s) of Owner(s)						Hertfordshire County Council ("HCC")				
2. History of Site Ownership						Not available				
3. Title Information						Title Number(s):				
						Not available				
						Details of any tenancies, wayleaves, restrictive covenants:				
						Agricultural tenancy with 12 month notice period				
4. Town Planning						Current Local Plan Status:				
						N/A				
						Emerging Local Plan Status (if applicable):				
						The site has been promoted through the Local Plan for a mixed-use scheme including commercial and residential uses. A mixed –use scheme has not included for the provision of a hospital				
						What discussions (if any) have you had with the LPA?				
						Please see above.				
5. Site Layout Considerations						Where could an 8-16 ha hospital be located on land within your ownership? (if yes, please mark area on a drawing)				
						Yes – but location would need to be determined				
						Have you masterplanned your site yet?				
						No				
						Could a hospital be delivered as a first phase?				
						Potentially subject to further dialogue if the site was deemed of interest.				
6. Infrastructure Requirements						What are the physical constraints of this site and what				

						infrastructure will need to be put in to deliver development parcels?	
						The site's topography is challenging with a 46 metre drop across the site. A significant amount of cut and fill earthworks will be required to create development platforms.	
						Who will put in the infrastructure?	
						HCC's appointed JV Partner – Morgan Sindall	
						Are you reliant on a third party to deliver?	
						Yes	
						What are the timescales for delivery?	
						TBC	
7. Demolition						Is there any demolition required on site?	
						None	
8. Contamination						Are you aware of any site contamination and therefore remediation costs?	
						No surveys have been carried out.	
9. Heritage Assets						Are there any listed buildings, scheduled monuments, or registered parks or gardens on the site?	
						None	
						Is there any known or suspected archaeology potential?	
						None identified	
10. Topography						What is the topography like on the site?	
						Challenging.	
11. Flood Risk						Is any part of the site susceptible to flooding? For the avoidance of doubt our query relates not only to the site and that would be earmarked for a hospital; any part of the wider landholding and the access point to the site or to the hospital.	
						None.	
12. Ecology						Are there any ecological constraints?	
						Not tested.	
13. Services and Utilities						Are there any major gas mains; water pipe; sewers crossing the site and impacting on the development potential of the site?	
						None were highlighted during the interview.	
						Have you received any advice about the current local capacity of services and utilities? If so are there any deficiencies and need to upgrade the utilities? If you have not carried out any surveys or engaged with the statutory undertakers are you aware of any anecdotal evidence relating to serving the site?	
						No.	
						Have you carried out any drainage studies across site? Were any constraints highlighted in those reports?	
						No.	

14. Access – Roads & Highways						Where are the road access points to the site?	
						Engagement is required with Highways England to improve access and local traffic flows.	
						Do any of the road access points need to be upgraded to enable the landholding to be developed?	
						Yes	
						Are there any highway upgrades required to deliver this site? If so why and by when?	
						Local traffic flows will need to be looked at and improved.	
16. Effect of a Hospital on Your Development Aspirations						Will the presence of a hospital interfere with your own delivery plans or will the hospital help unlock your land?	
						The presence of a hospital will not interfere with HCCs plan and HCC would welcome the presence of a hospital subject to commercial terms and being able to update a masterplan.	
17. Abnormals						Are there any site specific abnormals we have not highlighted above which you feel need to be mentioned?	
						Please see above	
18. Timescales and Aspirations						Is the land available for acquisition within the next 6 -9 months?	
						Theoretically yes.	
						What are your own aspirations for the land and what timescales are you working towards?	
						There is local orchestrated opposition of any development on this site	
19. Value						Do you have an indicative value for a parcel of land to deliver a new hospital?	
						None provided	
						What are you value assumptions based on?	
						Agricultural land value.	
						What sort of conditionality would you apply to a land transaction with the Trust?	
						Subject to planning transaction.	
20. Other Comments						Any other comments or queries?	
						None	

12. Sites B (EH)

The Site							
Site Name	Site B - East of Hemel Hempstead			LPA	St Albans City & District		
Site Postcode	HP2 4UE	Site NGR	509100, 207624	Site Area	183.7	hectares	

Site Details											
1. Name(s) of Owner(s)						The Crown Estate					
2. History of Site Ownership											
3. Title Information						Title Number(s):					
						Not provided.					
						Details of any tenancies, wayleaves, restrictive covenants:					
						Significant easements impact the site linked to Bunsfield pipelines					
4. Town Planning						Current Local Plan Status:					
						Historic Local Plan due to be updated but now on hold following inspector's comments					
						Emerging Local Plan Status (if applicable):					
						Please see above					
						What discussions (if any) have you had with the LPA?					
						On-going discussions over the years for a one commercial zone and two residential zones of development. The Crown Estate is due to submit a planning application for the site circa Q1/Q2 in 2021					
5. Site Layout Considerations						Where could an 8-16 ha hospital be located on land within your ownership? (if yes, please mark area on a drawing)					
						Yes - In the southern part of Plot 8 adjacent to a substantial roundabout where a spur could be taken off to connect to a hospital use adjacent the a residential parcel. The roundabout will not be available until the end of 2025/ 2026.					
						Have you masterplanned your site yet?					
						Yes for commercial and residential uses.					
						Could a hospital be delivered as a first phase?					
						Technically yes but there are a lot of infrastructure requirements to be delivered linked to access (please see section 4 above) surface water attenuation and laying of					

						services from the north across a significant distance.	
6. Infrastructure Requirements						What are the physical constraints of this site and what infrastructure will need to be put in to deliver development parcels?	
						Access and junction and highway improvements; surface water attenuation. Evidence of archaeology found on site which requires mitigation. There are listed buildings around the periphery of the site ranging from Grade I; Grade II* and Grade II. A lot of bund works are required adjacent to the M1	
						Who will put in the infrastructure?	
						A mix of the landowner/ developer and third parties such as Highways England and utility providers.	
						Are you reliant on a third party to deliver?	
						Yes	
						What are the timescales for delivery?	
						2025 and beyond. The Crown Estate are seeking planning permission at present before works are carried out to deliver the consented masterplan/ scheme(s)	
7. Demolition						Is there any demolition required on site?	
						No, but a significant amount of cut and fill earthworks is required.	
8. Contamination						Are you aware of any site contamination and therefore remediation costs?	
						None identified at present although intrusive ground investigation studies show the ground to be impermeable and not ideal for soak-aways.	
9. Heritage Assets						Are there any listed buildings, scheduled monuments, or registered parks or gardens on the site?	
						Yes – numerous buildings with Grade I; II* and Grade II. Brakespeare House is Grade II but the listing includes the fields surrounding the building	
						Is there any known or suspected archaeology potential?	
						Yes – further work is required,	
10. Topography						What is the topography like on the site?	
						Undulated with some steep valleys.	
11. Flood Risk						Is any part of the site susceptible to flooding? For the avoidance of doubt our query relates not only to the site and that would be earmarked for a hospital; any part of the wider landholding and the access point to the site or to the hospital.	
						Poor drainage across the site which will require significant measures to attenuate.	
12. Ecology						Are there any ecological constraints?	
						Reports have been carried out to review ecology. No ecology constraints have been revealed which cannot be mitigated.	

13. Services and Utilities						Are there any major gas mains; water pipe; sewers crossing the site and impacting on the development potential of the site?	
						Bunsfield pipelines cross the site with extensive no build zones via easements.	
						Have you received any advice about the current local capacity of services and utilities? If so are there any deficiencies and need to upgrade the utilities? If you have not carried out any surveys or engaged with the statutory undertakers are you aware of any anecdotal evidence relating to serving the site?	
						Electricity; water and gas is required to be connected to the site. Connections would have to come in from the north covering significant distances.	
						Have you carried out any drainage studies across site? Were any constraints highlighted in those reports?	
						Yes – impermeable ground conditions which require significant attenuation.	
14. Access – Roads & Highways						Where are the road access points to the site?	
						There are various access points all of which require significant upgrades – in particular to the A414 to open up the junction and reduce congestion. There was mention of the need to enhance the road network to create up to 7 lanes to open up this site.	
						Do any of the road access points need to be upgraded to enable the landholding to be developed?	
						Yes – please see above.	
						Are there any highway upgrades required to deliver this site? If so why and by when?	
						Yes – please see above	
16. Effect of a Hospital on Your Development Aspirations						Will the presence of a hospital interfere with your own delivery plans or will the hospital help unlock your land?	
						A hospital could be accommodated in the SW part of plot 8 and be incorporated into a wider masterplan, however the landowner is significantly progressed with their own masterplanning for a mixed use scheme across the total land holdings. This site is adjacent to residential accommodation but does need a new roundabout to be constructed to unlock the land. The roundabout would not be available until late 2025/early 2026 – albeit this is a current estimate with no work contract or permission to carry out this work at present.	
17. Abnormals						Are there any site specific abnormals we have not highlighted above which you feel need to be mentioned?	
						No	
18. Timescales and Aspirations						Is the land available for acquisition within the next 6 -9 months?	
						No	
						What are your own aspirations for the land and what timescales are you working towards?	
						A mixed used commercial and residential development with an estimated planning application submission by Q2 in 2021.	

19. Value	Do you have an indicative value for a parcel of land to deliver a new hospital?
No	
What are you value assumptions based on?	
N/A	
What sort of conditionality would you apply to a land transaction with the Trust?	
N/A	
20. Other Comments	Any other comments or queries?
None	

13. Site C (CG)

The Site				
Site Name	Site C - Land off Junction 21, Chiswell Green		LPA	St Albans City & District
Site Postcode	AL2 3NX	Site NGR	512071, 203721	Site Area
				North of M25 = 57 South of M25 = 20.7
				hectares

Site Details					
1. Name(s) of Owner(s)	Clowes Development				
2. History of Site Ownership	Site was bought by Clowes Developments 5 years ago in 2015 for their strategic land portfolio.				
3. Title Information	Title Number(s):				
	Information not provided – red line plan attached as appendix 1.				
	Details of any tenancies, wayleaves, restrictive covenants:				
	Agricultural tenancy exists on the land but vacant possession can be provided. There are electricity pylons that cross the southern part of the northern parcel of land (i.e. to the north of the M25) via a wayleave.				
4. Town Planning	Current Local Plan Status:				
	Located within SADC's jurisdiction. Their Local Plan has recently collapsed. The site is located in metropolitan greenbelt.				

						Emerging Local Plan Status (if applicable):	
						Currently under review.	
						What discussions (if any) have you had with the LPA?	
						The site was originally earmarked to move St Albans football club. The developer has met with the LPA in relation to this site as being a possible location for a hospital. The hospital masterplan has been submitted to the LPA as part of the planning reps to the emerging Local Plan consultation. Tracey Harvey is aware. The LPA have originally said no to housing and would prefer employment uses. With the presence of a hospital on the site the LPA has suggested to the developer that they could explore co-location with pharmaceutical and bio-tech firms on this site. The Developer however sees the presence of a hospital on this site as a 'hook' to release it from the greenbelt and cross subsidise with housing – part of which could be Key Worker Housing for NHS Staff.	
5. Site Layout Considerations						Where could an 8-16 ha hospital be located on land within your ownership? (if yes, please mark area on a drawing)	
						Please see attached Appendix 2. The site could accommodate a new hospital on both parcels of land- north and south of the M25. The Developer has spent a lot of time looking at the northern parcel but is open to looking at investing further and masterplanning the southern parcel.	
						Have you masterplanned your site yet?	
						Yes – please see Appendix 2. The Developer has worked with an architect who has based the masterplan on the Queen Elizabeth Hospital in Birmingham with circa 80,000 sq. m of accommodation.	
						Could a hospital be delivered as a first phase?	
						Yes	
6. Infrastructure Requirements						What are the physical constraints of this site and what infrastructure will need to be put in to deliver development parcels?	
						Topography of the site is said to be slightly undulating. The hospital masterplan includes balancing ponds to account for surface car parking. There are currently high voltage electricity pylons crossing the southern part of the northern parcel of land. The Developer has considered burying the pylons underground and has a cost to deliver this. Given that the paid so little for the land, they believe it is viable to carry out these works.	
						Who will put in the infrastructure?	
						The Trust linked to the construction of the hospital to work in conjunction with UKPN. Homes England Infrastructure funding was mentioned to help finance these works to 'un-lock' the land.	
						Are you reliant on a third party to deliver?	

						Yes – UKPN to move the pylons The Developer is already engaged with UKPN and the cost to do the works is informed by their engagement with UKPN.	
						What are the timescales for delivery?	
						The Developer can work as quickly as we need.	
7. Demolition						Is there any demolition required on site?	
						No	
8. Contamination						Are you aware of any site contamination and therefore remediation costs?	
						None has been highlighted by the Developer. This would need further investigation.	
9. Heritage Assets						Are there any listed buildings, scheduled monuments, or registered parks or gardens on the site?	
						No	
						Is there any known or suspected archaeology potential?	
						No	
10. Topography						What is the topography like on the site?	
						Gently undulating	
11. Flood Risk						Is any part of the site susceptible to flooding? For the avoidance of doubt our query relates not only to the site and that would be earmarked for a hospital; any part of the wider landholding and the access point to the site or to the hospital.	
						None that were stated.	
12. Ecology						Are there any ecological constraints?	
						None that were stated although it is metropolitan greenbelt land used for agriculture at the moment.	
13. Services and Utilities						Are there any major gas mains; water pipe; sewers crossing the site and impacting on the development potential of the site?	
						400KW high voltage electricity pylons cross the southern part of the northern parcel of land.	
						Have you received any advice about the current local capacity of services and utilities? If so are there any deficiencies and need to upgrade the utilities? If you have not carried out any surveys or engaged with the statutory undertakers are you aware of any anecdotal evidence relating to serving the site?	
						Only desktop studies.	
						Have you carried out any drainage studies across site? Were any constraints highlighted in those reports?	
						Only desktop studies.	
14. Access – Roads & Highways						Where are the road access points to the site?	
						Two access points are proposed. Please see attached masterplan. The Developer has carried out transport/highways surveys which can be made available on request.	

						Do any of the road access points need to be upgraded to enable the landholding to be developed?	
						Yes – please see attached masterplan	
						Are there any highway upgrades required to deliver this site? If so why and by when?	
						Given the proximity of J21 of the M25, some works may be required to enable this site to come forward as a hospital. You will therefore be beholden to the Highways Agency to deliver these changes. There have been discussions about junction upgrades for the past 6 years with little to no progress however.	
16. Effect of a Hospital on Your Development Aspirations						Will the presence of a hospital interfere with your own delivery plans or will the hospital help unlock your land?	
						No. The Developer sees the presence of the hospital as a positive to 'un-lock' the whole landholding for alternative uses such as housing.	
17. Abnormals						Are there any site specific abnormals we have not highlighted above which you feel need to be mentioned?	
						None were highlighted by the Developer other than the pylons and required noise attenuation from the M25. The ground conditions are said to be a mix of chalk sand and clay.	
18. Timescales and Aspirations						Is the land available for acquisition within the next 6 -9 months?	
						Yes	
						What are your own aspirations for the land and what timescales are you working towards?	
						As soon as possible.	
19. Value						Do you have an indicative value for a parcel of land to deliver a new hospital?	
						A specific value was not mentioned, but the developer did say that they would be prepared to dispose of the land for a hospital based on agricultural value so long as the hospital unlocks the remainder of the site to deliver more valuable alternative uses.	
						What are your value assumptions based on?	
						Please see above	
						What sort of conditionality would you apply to a land transaction with the Trust?	
						Subject to planning transaction.	
20. Other Comments						Any other comments or queries?	
						The Developer is engaged with the Trust; SADC and the West Herts Hospital Group. The Developer stated they were independent of the group but they do share information with them. They are very advanced with their technical DD and masterplanning and want to work with the Trust. They are also aware that the Trust owns three other sites and discussed that Homes England could acquire these sites early and leaseback to the Trust to help introduce some early funding to the project.	

14. Site D (RA)

The Site							
Site Name	Site D - Former Radlett Aerodrome			LPA	St Albans City & District		
Site Postcode	AL2 2DD	Site NGR	515602, 203450	Site Area	TBC	hectares	

Site Details										
1. Name(s) of Owner(s)						Hertfordshire County Council ("HCC")				
2. History of Site Ownership						A former airfield and aircraft manufacturing plant until 1970.				
3. Title Information						Title Number(s):				
						Not provided				
						Details of any tenancies, wayleaves, restrictive covenants:				
						There is a patchwork of option agreements and alternative ownerships surrounding the aerodrome with Tarmac owning the freehold to the access to the site.				
4. Town Planning						Current Local Plan Status:				
						The site benefits from a planning permission for a Strategic Rail Freight Interchange ("SRFI") with 3 million square feet of distribution space. The developer, Helioslough has sought to discharge the planning conditions and the planning permission remains 'live'.				
						Emerging Local Plan Status (if applicable):				
						SADC's emerging Local Plan has collapsed.				
						What discussions (if any) have you had with the LPA?				
						HCC has introduced the prospect of offering this site for housing and supporting infrastructure to deliver a 2,000 home garden village				
5. Site Layout Considerations						Where could an 8-16 ha hospital be located on land within your ownership? (if yes, please mark area on a drawing)				
						Yes				
						Have you masterplanned your site yet?				
						The site benefits from planning permission for a Strategic Rail Freight Interchange ("SRFI") with 3 million square feet of distribution space				
						Could a hospital be delivered as a first phase?				
						Yes, if the site did not benefit from the above planning permission.				
6. Infrastructure Requirements						What are the physical constraints of this site and what infrastructure will need to be put in to deliver development parcels?				

						Physical constraints are limited but the new Strategic Rail Freight Interchange will require significant amount of infrastructure to be put into place.	
						Who will put in the infrastructure?	
						Helioslough or their selected contractor	
						Are you reliant on a third party to deliver?	
						Unknown.	
						What are the timescales for delivery?	
						Unknown – the project appears to be delayed.	
7. Demolition						Is there any demolition required on site?	
						Minimal.	
8. Contamination						Are you aware of any site contamination and therefore remediation costs?	
						Not aware of anything specific.	
9. Heritage Assets						Are there any listed buildings, scheduled monuments, or registered parks or gardens on the site?	
						None identified	
						Is there any known or suspected archaeology potential?	
						None identified	
10. Topography						What is the topography like on the site?	
						Flat	
11. Flood Risk						Is any part of the site susceptible to flooding? For the avoidance of doubt our query relates not only to the site and that would be earmarked for a hospital; any part of the wider landholding and the access point to the site or to the hospital.	
						Not aware of any issues.	
12. Ecology						Are there any ecological constraints?	
						Not aware of any issues.	
13. Services and Utilities						Are there any major gas mains; water pipe; sewers crossing the site and impacting on the development potential of the site?	
						None identified.	
						Have you received any advice about the current local capacity of services and utilities? If so are there any deficiencies and need to upgrade the utilities? If you have not carried out any surveys or engaged with the statutory undertakers are you aware of any anecdotal evidence relating to serving the site?	
						No advice has been provided.	
						Have you carried out any drainage studies across site? Were any constraints highlighted in those reports?	
						None provided.	

14. Access – Roads & Highways						Where are the road access points to the site?	
						Access to the site is controlled by a third party - Tarmac	
						Do any of the road access points need to be upgraded to enable the landholding to be developed?	
						Yes	
						Are there any highway upgrades required to deliver this site? If so why and by when?	
						None identified.	
16. Effect of a Hospital on Your Development Aspirations						Will the presence of a hospital interfere with your own delivery plans or will the hospital help unlock your land?	
						The presence of a hospital would interfere with the current planning permission and could not be accommodated.	
17. Abnormals						Are there any site specific abnormalities we have not highlighted above which you feel need to be mentioned?	
						None identified.	
18. Timescales and Aspirations						Is the land available for acquisition within the next 6 -9 months?	
						No	
						What are your own aspirations for the land and what timescales are you working towards?	
						HCC are concerned that the current developer's plans have stalled. HCC have promoted the site for housing but was rejected by the Inspector because of the current planning permission for a Strategic Rail Freight Interchange	
19. Value						Do you have an indicative value for a parcel of land to deliver a new hospital?	
						N/A	
						What are your value assumptions based on?	
						N/A	
						What sort of conditionality would you apply to a land transaction with the Trust?	
						N/A	
20. Other Comments						Any other comments or queries?	
						Due to the current planning permission the site is not immediately available.	

15. Site E (WO) & F (WR)

The Site						
Site Name	Land off Thomas Sawyer Way, Watford			LPA	Watford Borough Council	
Site Postcode	WD18 0GS	Site NGR	510602,195538	Site Area	0.7 Stated on the call Promap shows potentially 1.94 ha	hectares

Site Details											
1. Name(s) of Owner(s)							Watford Borough Council				
2. History of Site Ownership							Formed part of a CPO exercise promoted by Watford Borough Council as a land assembly exercise				
3. Title Information							Title Number(s):				
							Information not provided – indicative red line plan attached as appendix 1.				
							Details of any tenancies, wayleaves, restrictive covenants:				
							WBC described the title as being ‘clean and marketable’				
4. Town Planning							Current Local Plan Status:				
							Located within WBC’s jurisdiction. The site forms part of a 2014 masterplan Watford Health Campus where this specific parcel was identified to deliver 340 apartments.				
							Emerging Local Plan Status (if applicable):				
							The first draft of the WBC Local Plan went out to public consultation between 27 September and 8 November 2019. The online responses are currently available for review.				
							What discussions (if any) have you had with the LPA?				
							The subject site forms part of a wider masterplan which will deliver a mix of residential and commercial uses. Part of the masterplan is being implemented by Bellway (housebuilder) and Audley (retirement living). A two form primary school is also included as well as healthcare use linked to the current hospital.				
5. Site Layout Considerations							Where could an 8-16 ha hospital be located on land within your ownership? (if yes, please mark area on a drawing)				
							This option would lend itself to an extension and				

						reconfiguration of the current site and therefore differs from the greenfield sites. With the subject site, a new hospital would 'straddle' the Trust's current ownership and WBC's ownership.	
						Have you masterplanned your site yet?	
						Yes – please see comments above	
						Could a hospital be delivered as a first phase?	
						The first phase is underway but there would not be no problem in incorporating an alternative hospital reconfiguration using different land within the current masterplan, subject to the impact being dealt with between the Trust's and WBC's appointed architects.	
6. Infrastructure Requirements						What are the physical constraints of this site and what infrastructure will need to be put in to deliver development parcels?	
						This is a brownfield site where some infrastructure has already put in place. For example the construction of Thomas Sawyer Way already forms part of a landowners' equalisation agreement where parcels of land are allocated part of the cost of delivering this new road. The topography of the site is sloping and it is envisaged cut and fill works will be required – some of which may have already been undertaken linked to the first phase delivery.	
						Who will put in the infrastructure?	
						N/A	
						Are you reliant on a third party to deliver?	
						No	
						What are the timescales for delivery?	
						Already provided.	
7. Demolition						Is there any demolition required on site?	
						Some buildings and hard standing	
8. Contamination						Are you aware of any site contamination and therefore remediation costs?	
						WBC have commissioned reports investigating ground conditions and contamination. The reports are stated to be 'out of date' albeit ground works on site linked to the wider redevelopment may have altered the site would need to be reassessed. It is likely however that due to some of the land formerly being used as a car breaker yard some hot spots of contamination may exist.	
9. Heritage Assets						Are there any listed buildings, scheduled monuments, or registered parks or gardens on the site?	
						No	
						Is there any known or suspected archaeology potential?	

						No		
10. Topography							What is the topography like on the site?	
						Sloping from north to south		
11. Flood Risk							Is any part of the site susceptible to flooding? For the avoidance of doubt our query relates not only to the site and that would be earmarked for a hospital; any part of the wider landholding and the access point to the site or to the hospital.	
						None that were stated.		
12. Ecology							Are there any ecological constraints?	
						None that the landowner is aware of		
13. Services and Utilities							Are there any major gas mains; water pipe; sewers crossing the site and impacting on the development potential of the site?	
						There is a major sewer which crosses the site. Anecdotally the landowner's advisor believes that some of the rights in terms of easement of the sewer have been limited to maximise the development potential of the site. The masterplan has also taken into account the presence of the sewer and has 'built around' the issue.		
						Have you received any advice about the current local capacity of services and utilities? If so are there any deficiencies and need to upgrade the utilities? If you have not carried out any surveys or engaged with the statutory undertakers are you aware of any anecdotal evidence relating to serving the site?		
						None, however, given the presence of the current hospital it is not envisaged to be a problem in terms of capacity and load.		
						Have you carried out any drainage studies across site? Were any constraints highlighted in those reports?		
						None were highlighted		
14. Access – Roads & Highways							Where are the road access points to the site?	
						The site can benefit from two access points from Thomas Sawyer Way.		
						Do any of the road access points need to be upgraded to enable the landholding to be developed?		
						No – Thomas Sawyer Way has already been built with the new hospital campus in mind and to deliver the wider site masterplan.		
						Are there any highway upgrades required to deliver this site? If so why and by when?		
						N/A		
16. Effect of a Hospital on Your Development Aspirations							Will the presence of a hospital interfere with your own delivery plans or will the hospital help unlock your land?	
						No. The original masterplan included a hospital and whilst inclusion of the subject site will alter the current		

						uses and where they are located, it is not seen as a problem and the delivery of a hospital in this part of the site can be delivered with a reconfigured masterplan. The detail of which would need to be consulted upon.	
17. Abnormals						Are there any site specific abnormals we have not highlighted above which you feel need to be mentioned?	
						The equalisation agreement allocates financial sums to each parcel of land to pay for the road infrastructure that is now in place.	
18. Timescales and Aspirations						Is the land available for acquisition within the next 6 -9 months?	
						Yes	
						What are your own aspirations for the land and what timescales are you working towards?	
						Politically WBC would be happy to accommodate the hospital in this part of the masterplan and would be happy to work with WHHT to reconfigure the masterplan to suit their redevelopment plans.	
19. Value						Do you have an indicative value for a parcel of land to deliver a new hospital?	
						None was shared and WBC explained that valuations had been carried out linked to the 340 unit apartment led scheme that the masterplan identifies on this site. The valuations are historic and WBC has recently appointed advisors to refresh these appraisals with the potential of considering a land-swap agreement with WHHT and understanding any value difference between the subject parcel and the WHHT parcel of land that would be offered back to the Council. It was stated by WBC that not only is the capital value of the site is important but they have also 'booked' the development profit from the subject site as well.	
						What are you value assumptions based on?	
						340 apartment led scheme.	
						What sort of conditionality would you apply to a land transaction with the Trust?	
						Land-swap deal subject to formal valuations being carried out to demonstrate 'best value' for the Public Purse.	
20. Other Comments						Any other comments or queries?	
						WBC stated that the subject site is available to WHHT and they would be happy to engage with them linked to a land-swap transaction. They would like to understand further the WHHT's timescales and should the hospital disappear altogether from the current masterplan, WBC would also want to understand WHHT's exit strategy from the wider site.	

Appendix J – Enabling & Abnormal Costs Background & Assumptions

J1. Site consideration notes and assumptions

This is a desktop exercise informed by review of comparable schemes, feedback from meetings attended by members of the consultant team with the Local Planning Authorities and Landowners, information gathering from various project team meetings and outputs from the wider consultant team.

The evaluation of Site B (EH) has been informed by discussion within the team and engagement with the Landowner (Crown Estates) with the preference for the proposed hospital to be located in the southwest corner.

No intrusive ground investigation works are available to inform any site contamination issues. Typically land deals are qualified in terms of contamination and the feedback from the team is that contamination in the ground across each of the sites is unlikely albeit this is based on verbal confirmation from the landowner interviews. Intrusive surveys have not been instructed at this stage but will be required at the next stage for those sites which are shortlisted.

The provision of car parking to serve the proposed hospital has been assumed to be consistent across all sites and not considered within the evaluation criteria. It is assumed that land take will be sufficient to ensure that there is no requirement for basement car parking across any of the options.

The summary comparison of the main abnormalities/enabling works serving each of the sites (see table below) excludes any improvements to or the provision of new junctions from the existing motorway network serving the proposed hospital sites. Cost range from approximately £50m for improvements to existing motorway junctions to costs in excess of £100m+ for new junctions.

There is a considerable risk in both time and cost where potential motorway and or significant highways works are required as a result of the proposed hospital redevelopment. We understand that improvements are required to the motorway junction in relation to Site A (KL) and that there have also been discussions in relation to the motorway junction adjacent to Site C (CG) (although it is not clear whether this is related to serving the site or as part of wider network improvements). Given the lack of detail on these requirements at present it is unclear if any upgrades to the existing motorway junctions are required as part of the hospital redevelopment (this will be addressed at the next stage). Should there be a requirement to engage with Highways England (HE) for either improvements or the provision of new junctions to the existing motorway network this will need to be fed into the existing hospital redevelopment master programme (and costs) with a target to have the hospital substantially complete by 2025.

Below is a summary of issues in relation to access to the sites including potential improvements to adjacent motorways derived from the wider consultant team review.

- i) Site A (KL) - nearest M25 junction (junction 20) is at capacity and needs improvements
- ii) Site B (EH) - ongoing significant works to the motorway junctions – unclear if improvements would be limited to the local road network or extended to cover works to the existing motorway network

- iii) Site C (CG) – Junction of M1/M25 – highlighted during the team meetings that improvements to this junction have been the subject of ongoing discussions with Highways England and interested parties extending back over the last 6 years
- iv) Site D (RA) – improvements to the local road network but it is not anticipated that there will be a requirement to enhance the local motorway junctions. Current proposals and consented use for the site are as a Strategic Rail Freight Interchange and the local road network will be improved as part of this hub. It is assumed that similar improvements will be required if use is as a hospital.

Further transport studies will need to be undertaken to inform the overall programme and costs if they progress to the next stage of the short-listing process.

Further consideration is required for potential improvements / contributions to the local transport services i.e. extending the bus network. It is anticipated should one of the greenfield sites be chosen for the hospital redevelopment that there may be a requirement for the Trust to make a contribution towards public transport which might include a “sustainable transport corridor” to adjacent urban settlements.

J2. Notes

- a. Works will be carried out in a single phase.
- b. Costs are standalone with no contribution from any adjacent planned developments in order to take advantage of the possibility of sharing development costs.
- c. Professional Fees have been included at 14% of Works Costs (in line with the SOC).
- d. Planning Contingency has been included at 10% of Works Costs (in line with the SOC).
- e. Optimism Bias has been included at 25%.
- f. All costs reported are at current price levels (PUBSEC 263).
- g. VAT has been included at 20% (excluding VAT on fees).

J3. Summary Comparison of Main Abnormals / Enabling Works

The following table provides a summary comparison of the main abnormalities/enabling works applicable to each of the sites which has informed the costs

No	Abnormal	Site A (KL)	Site B (EH)	Site C (CG)	Site D (RA)	Site E (WR)	Site F (WO)
1	Demolitions and site clearance	Low impact. Existing farm buildings	Vacant land	Low impact. Sprinkling of existing farm buildings	Old air force base remaining structures and breaking up hard standings	Extent of demolitions of existing buildings on the footprint of the proposed new build is quite modest	Extent of demolitions of existing buildings on the footprint of the proposed new build is quite modest
2	Topography	Sloping site with hospital design to match existing	Acknowledged that there are significant valleys to the	Not aware of any particular site issues in terms of	Not aware of any particular site issues in terms of	The site is currently at grade car parking and	The site is currently at grade car parking and

No	Abnormal	Site A (KL)	Site B (EH)	Site C (CG)	Site D (RA)	Site E (WR)	Site F (WO)
		contours	north of the site. Preference is to position the hospital in the corner of the site where topography issues are more modest	topography	topography	sloping and will require an element of cut and fill enabling works.	sloping and will require an element of cut and fill enabling works.
3	Site Contamination	Existing farmland	Existing farmland	Existing farmland	Former air force base	The proposed hospital new build is located on the site of the former hospital site and the risk of contamination is low to medium.	The proposed hospital new build is located on the site of the former hospital site and the risk of contamination is low to medium.
4	Listed Buildings	There are groups of statutorily listed buildings on Kings Langley High Street and on Langley Hill, and two scheduled monuments adjacent to the site; potential for harm to setting is likely to be low	There are Grade II and II* buildings along Westwick Row, the setting which could be affected by development on the site. Overall, large-scale development could cause less-than-substantial harm to setting is likely to be low	Likely less-than-substantial harm to setting of Holt Farmhouse group of listed buildings which sit in the middle of this parcel. Potential for harm to setting is likely to be low	There are listed buildings around the edge of this parcel, including a group on Park Street. Potential for harm to setting is likely to be low	Assumed not applicable for this option. Management of listed building in the proposed landswap will feed into the revised masterplan	Assumed not applicable for this option

No	Abnormal	Site A (KL)	Site B (EH)	Site C (CG)	Site D (RA)	Site E (WR)	Site F (WO)
5	Potential need for archaeological work	No archaeology issues identified to date	Noted by Crown Estates that there is evidence of archaeological remains but quite modest and should be able to be easily mitigated	No archaeology issues identified to date	No archaeology issues identified to date	No archaeology issues identified to date however acknowledged that proposed option is located on or adjacent historical hospital site.	No archaeology issues identified to date however acknowledged that proposed option is located on or adjacent historical hospital site.
6	Site attenuation / flood risk mitigation	All sites will require a level of on-site attenuation prior to discharge into the public drains. Flood risk assessments will need to be carried out at the next stage.	All sites will require a level of on-site attenuation prior to discharge into the public drains. Noted during various meetings that ground is quite impregnable on this site and it is likely that additional measures will be required compared to the other sites. Flood risk assessments will need to be carried out at the next stage	All sites will require a level of on-site attenuation prior to discharge into the public drains. Flood risk assessments will need to be carried out at the next stage.	All sites will require a level of on-site attenuation prior to discharge into the public drains. Flood risk assessments will need to be carried out at the next stage.	All sites will require a level of on-site attenuation prior to discharge into the public drains. Flood risk assessments will need to be carried out at the next stage	All sites will require a level of on-site attenuation prior to discharge into the public drains. Flood risk assessments will need to be carried out at the next stage
7	Nature Designation	Noted that the impact is more on programme should there be a requirement to relocate particular wildlife which can only be during particular parts of the calendar	Noted that the impact is more on programme should there be a requirement to relocate particular wildlife which can only be during particular parts of the calendar	Noted that the impact is more on programme should there be a requirement to relocate particular wildlife which can only be during particular parts of the calendar	Noted that the impact is more on programme should there be a requirement to relocate particular wildlife which can only be during particular parts of the calendar	Assumed not applicable as proposed footprint for this option is currently a car park.	Assumed not applicable as proposed footprint for this option is currently a car park.

No	Abnormal	Site A (KL)	Site B (EH)	Site C (CG)	Site D (RA)	Site E (WR)	Site F (WO)
		year. Likely that risk is low in terms of cost	year. Likely that risk is low in terms of cost	year. Likely that risk is low in terms of cost	year. Likely that risk is low in terms of cost		
8	Diversion of underground services	Extent of potential underground services and the need to divert them in the final scheme is unknown at present	Extent of potential underground services and the need to divert them in the final scheme is unknown at present	Extent of potential underground services and the need to divert them in the final scheme is unknown at present	Extent of potential underground services and the need to divert them in the final scheme is unknown at present	Extent of potential underground services and the need to divert them in the final scheme is unknown at present but acknowledged that proposed new build is located to adjacent hospital with potential for engineering services diversions	Extent of potential underground services and the need to divert them in the final scheme is unknown at present but acknowledged that proposed new build is located to adjacent hospital with potential for engineering services diversions
9	Diversion of over ground services i.e. electrical pylons	Not applicable	Not applicable	Requirement to bury Electrical pylon cables crossing the southern tip of the northern parcel of land.	Not applicable	Not applicable	Not applicable
10	Provision of incoming services	Requirement to bring all statutory services to the site including electrics, water, gas, telecoms and drainage	Requirement to bring all statutory services to the site including electrics, water, gas, telecoms and drainage	Requirement to bring all statutory services to the site including electrics, water, gas, telecoms and drainage	Requirement to bring all statutory services to the site including electrics, water, gas, telecoms and drainage	Assumption is that the existing hospital engineering services have sufficient capacity to serve new hospital building	Assumption is that the existing hospital engineering services have sufficient capacity to serve new hospital building
11	Acoustic	Plot not as exposed as Site B and Site C	Plot runs parallel to the M1. Intention would be to erect a barrier (earthwork bund/trees) adjacent the	Located at Junction of M1/M25. However site is elevated and it is likely that mitigating acoustics will be	Plot not as exposed as Sites B and C.	Assumption is that any acoustic issues will be addressed within the detailed design and that the	Assumption is that any acoustic issues will be addressed within the detailed design and that the

No	Abnormal	Site A (KL)	Site B (EH)	Site C (CG)	Site D (RA)	Site E (WR)	Site F (WO)
			motorway to mitigate impact of traffic noise. Acoustic surveys to be carried out at next stage	modest. Acoustic surveys to be carried out at next stage		proposed option is adjacent to the existing hospital	proposed option is adjacent to the existing hospital
12	New local road connections and access roads – including e.g. a new spur off a roundabout or an underpass.	Improvements required to the existing A road to provide new junction serving the hospital.	Improvements required to the existing A road to provide new junction serving the hospital.	Noted as one of the busiest B roads in the country with major local issues and the understanding is that this will require major improvements to serve the proposed hospital	Understanding (as with Site C) is that this will require major improvements to serve the proposed hospital.	No works envisaged – assumption is that the existing road network external to the site deemed to be sufficient	No works envisaged – assumption is that the existing road network external to the site deemed to be sufficient
13	New main road junctions off adjacent motorways.	Nearest M25 junction (junction 20) is at capacity and needs improvements	Ongoing significant works to the motorway junctions – unclear if improvements would be limited to the local road network or extended to cover works to the existing motorway network	Junction of M1/M25 – highlighted during the team meetings that improvements to this junction have been the subject of ongoing discussions with Highways England and interested parties extending back over the last 6 years	Improvements to the local road network but it is not anticipated that there will be a requirement to enhance the local motorway junctions. Current proposals for the site is for a Strategic Rail Freight Interchange and the local road network will be improved as part of this hub. Assumed similar improvements required if use is as a hospital.	No works envisaged – assumption is that the motorway network external to the site deemed to be sufficient	No works envisaged – assumption is that the motorway network external to the site deemed to be sufficient

[illegible]

[illegible]

Appendix K – Site F (WO) Scope of Works

Site F (WO) - Scope of Work for Redevelopment within the Existing Watford General Hospital site

Key Assumptions:

- New 30,000 sq m clinical building for Critical Care and Women's & Children Hospital in location of existing visitor car park, adjacent to PMOK to allow for future link bridges; followed by refurbishment of PMOK. Other functions on site, such as AAU unit, Shrodells, etc. will continue to deliver services to provide overall comparability to Emergency Care Hospital of 60,000 to 80,000 sq m.
- Enabling work (outlined below) to be undertaken at risk, prior to approval of FBC, but following OBC approval (to include approval to proceed with business case for enabling work – allow 5 months from OBC approval for business case approval). This will be costed (at a high-level) in the report but as a 'ball-park' figure could range between £20m to £30m.


No	Item	Quantum Considerations	Programme considerations
1	Surge wards – construct temporary modular surge wards in Shrodells Garden.	c. 70 beds c. 3,200 sq m GIA Footprint will only allow for 24 bed ward, so will need to be 3 storey building.	Planning permission required - no significant issues envisaged as within hospital footprint, will not exceed current building massing, does not increase traffic and is a temporary structure. Area clearance - will need to relocate services to create building space and construction compound (space on site is very tight).
2	Mortuary – construct temporary modular mortuary elsewhere on site. Location still to be identified - will require a series of moves to create space for temporary mortuary	161 sq m GIA	Planning permission required - no significant planning issues envisaged.
3	Pathology – Essential Services Lab (ESL) to be decanted offsite / elsewhere on Trust estate (within existing building(s)). Allowance will be required to make the space fit for purpose	800 sq m GIA for the purpose of re-provision.	Space available elsewhere in sufficient time for building to be vacated ready for demolition.
4	NEQAS – Operational plan for NEQAS to be decanted offsite. Any cost for supporting re-provision to be covered within operational budgets (not a cost to this project)		Space available elsewhere in sufficient time for building to be vacated ready for demolition.

No	Item	Quantum Considerations	Programme considerations
5	Cytology Building - Building currently occupied by admin teams who will be relocated elsewhere on site (location TBC but potential to use existing temp building in Shrodells Garden, moved elsewhere on site.)		Space available elsewhere in sufficient time for building to be vacated ready for demolition.
6	VIE Plant – to be moved elsewhere on site. Secondary plant being provided elsewhere in response to Covid-19 Pandemic which will provide resilience for move		
7	Visitor Car Park (390 spaces) - to be vacated prior to commencement of main works and once MSCP has been completed. MSCP has to be constructed to meet license requirement for current staff car park. Proposed capacity is 1,450 spaces (of which 390 will be to replace existing visitor car park) Current budget c. £40m		
8	Demolish Buildings to create developable platform: Pathology (Old Building with confirmed asbestos) Mortuary (presume same age as Pathology) Cytology ((relatively new building – assume no asbestos) NEQAS (small wooden temporary structure); Red Suite; Granger Suite, ACU (modular buildings leased from Portakabin with removal provisions)	Pathology Building: c. 2,050 sq m GIA NEQAS Building: c. 364 sq m GIA.	Once Services decanted / provided elsewhere, demolition can commence
9	Site Preparation – During demolition, prepare wider site. Issues to be considered include:		

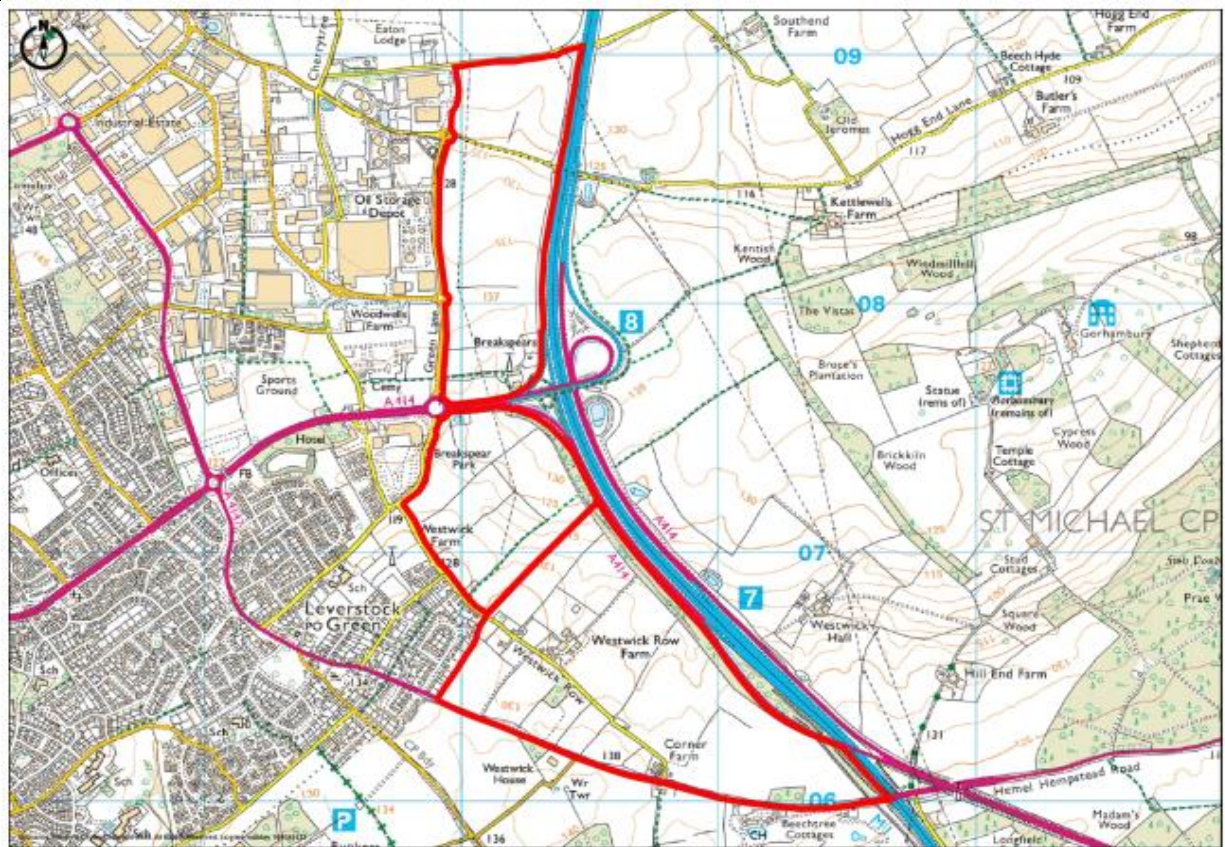
No	Item	Quantum Considerations	Programme considerations
	service terminations / diversions in location of demolished buildings; potential contamination (historic hospital site); contouring (sloping site)		
10	Construct new Critical Care and Women's & Children Hospital in location of existing visitor car park. Access from South (not via existing hospital)	GIA 30,000 sq m, c. 4 floors	All of the above enabling work to precede start on site
11	Refurbish PMOK. Phased refurbishment required. Number of phases will depend on extent that floors can be cleared / relocated elsewhere.	GIA 24,000 sq m, 6 floors	

Note that sq m areas within the above are approximate and based on the Schedule of Accommodation (SoA) developed for the Trust's Strategic Outline Case (SOC). These sq m are to be revisited during Trust's shortlisting appraisal stage.

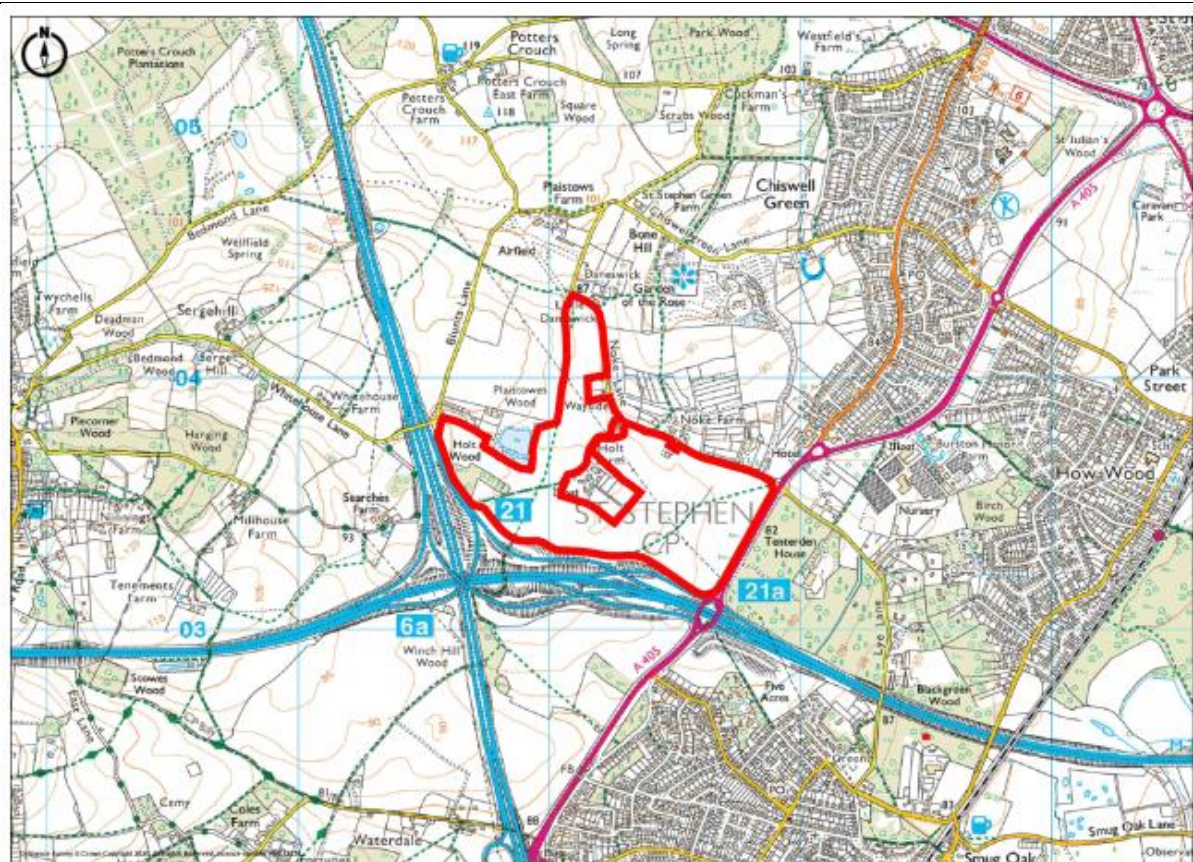
Appendix L – Site Maps

Site	Map location
A (KL)	 A topographic map of the Kings Langley Civil Parish (CP) area. A red boundary outlines a specific site area. The map shows various features including roads (e.g., Barnes Lane, Whippendell Bottom, Kings Langley Station Road), fields, and woodlands. A north arrow is located in the top left corner. The map is labeled with 'Kings Langley CP' in the center. Surrounding areas include Whippendell Bottom to the west, Kings Langley Station to the east, and various farms and fields throughout the parish.

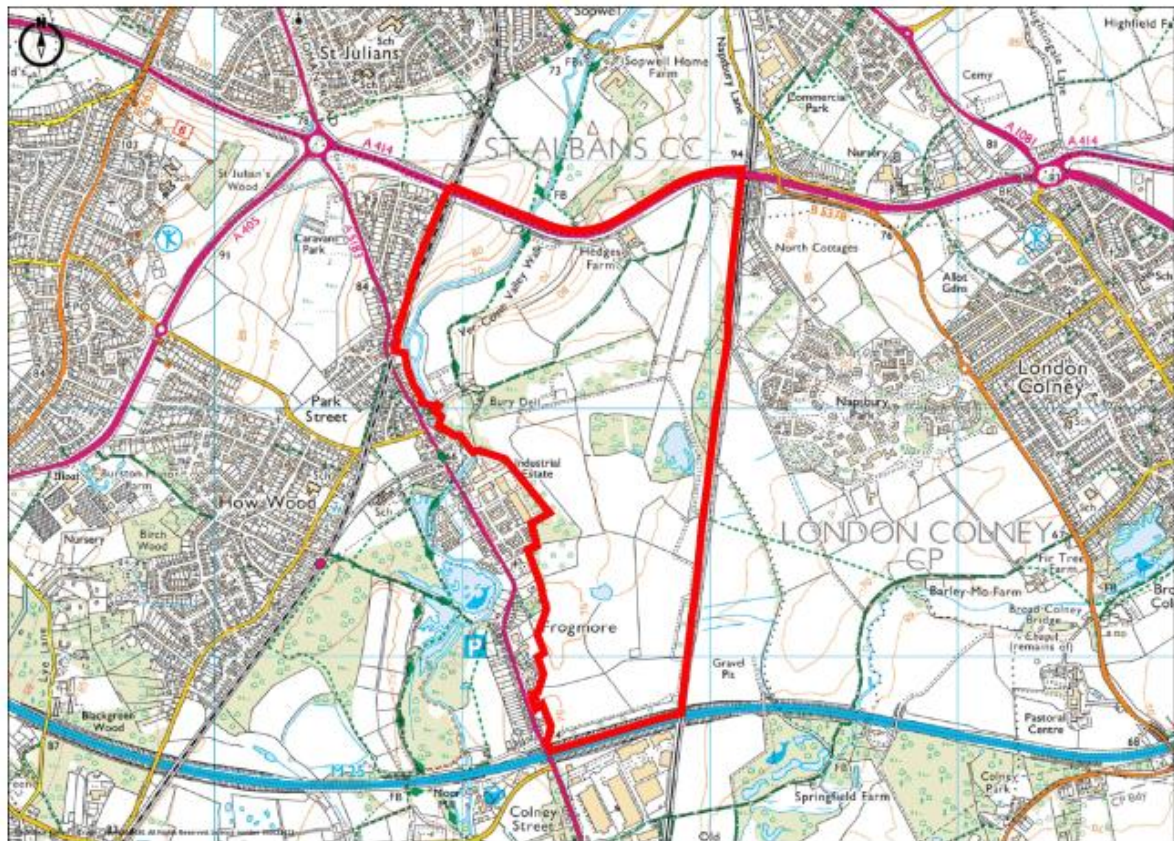
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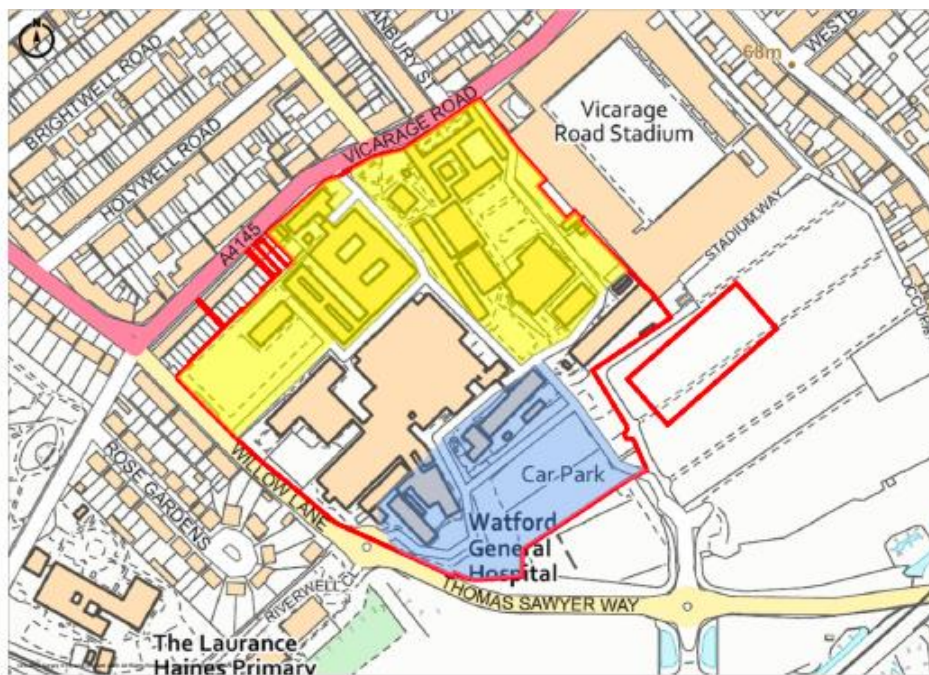
C
(CG)



D
(RA)



E
(WR
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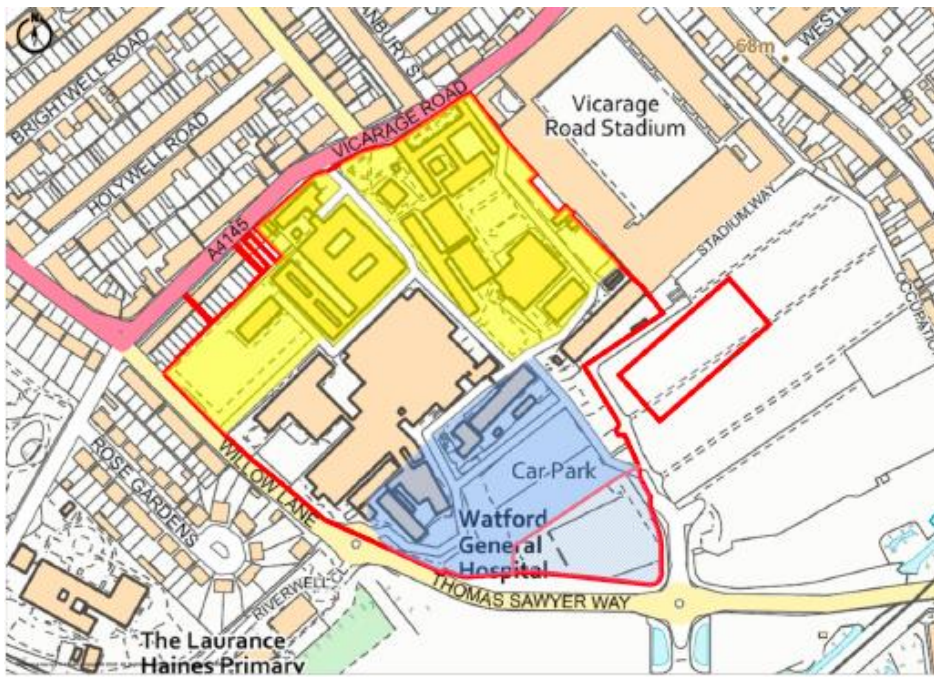


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
WHHT Land to LABV

Location of new hospital

F
(wo)



Key

-  WHHT Land to LABV
-  LABV land to WHHT
-  Location of new hospital